



## NEWS SUMMARY

### GENERAL

## Spanish protest swamps police

Volley after volley of teargas, smoke bombs and rubber bullets echoed through the streets of Barcelona for five hours yesterday as police fought to regain control of the centre of Spain's largest city from demonstrators.

Thousands of people surged through the streets in cars and on foot, demanding a general political amnesty and autonomy for Catalonia.

Dozens of arrests were made and a number of people were injured during baton charges. Police smashed some car windows with rifle butts and bailed out the occupants to club them as the frustration mounted at not being able to get through the traffic.

Repeatedly the main streets were totally choked by demonstrators and cars, allowing the Catalan flag to be paraded. Police chased groups into churches, bars and hotels and water cannon were in action, Roger Matthews, Back page

## Guatemala still living in fear

With Guatemala City's population kept in a state of near-panic by continuing strong tremors, the country's earthquake disaster continues to grow as more towns and rural villages are found to have been devastated.

Hundreds of thousands of people continue to sleep out of doors as a precaution. Death toll is now officially put at 12,000. Back page

## Disabled children in fatal crash

A 12-year-old deaf and dumb boy and a man were killed last night in a multiple pile-up on the M3 near Gillingham, Kent. The boy was one of a coach load of afflicted children returning from a weekend family visit to a special school in Margate. Fifteen children and three adults were also injured. The dead man was believed to have stopped his car to aid another driver.

Two men and a boy drowned yesterday when their fishing dinghy capsized in the sea off Rye, Sussex.

## Drawing the sting

Mrs. Thatcher established herself yet more firmly as Conservative leader yesterday in the run-up to the anniversary of her election to the post. Her speech to Young Conservatives took some of the sting out of their opposition to the party's electoral opposition, writes John Bourne. Page 4

## New China PM

Although the full significance of the appointment of vice-premier Hua Kuo-feng as China's new Prime Minister is not yet clear, the high level of publicity accorded to the news by the Peking People's Daily, suggests it is an important political move. Back page

## Roman stop-gap

Italy is expected to get a new Government this week. But it is likely to be only a minority Christian Democratic stop-gap, possibly leading to early elections. Page 7

## Provo questioned

Special Branch officers were yesterday questioning Martin McGuinness, former Provo chief in Londonderry, who was captured by the army on Saturday in the Bogside. Four more people died in Ulster in incidents on Saturday night.

## Porn 'on NHS'

Doctors are prescribing pornography on the National Health as a cure for sexual problems, according to Birmingham University lecturer Dr. Colin Brewer in the General Practitioner. And, he says, one hospital uses its "vast collection of erotica" to assess and manage "frigid ladies and sexual nonconformists."

## People and places

Sixteen South African hotels have been allowed to accept non-white guests who, however, may not dance there or use their men-only bars.

Customs officers at Dover seized gold coins worth £70,000 from a car and a Belgian will appear in court to-day.

This week's £50,000 premium bond winner (MN 960598) lives in Kent.

Ireland Ambassador Neils Sigurdson left London yesterday on a new posting to Bonn. "Nothing to do with the cud war," he said.

Croydon police have charged a man with triple rape and assault with intent to rape.

### BUSINESS

## Central bankers meet in Basle

CENTRAL BANK governors meet in Basle to-day. Under discussion will be Italy's financial position, partly between the French franc and the D-mark and the split between weak and strong currencies in the EEC "snake." Page 7

INDUSTRY in the South East expects a gloomy year ahead with trade recession lasting to the end of 1976 or beyond, according to a London Chamber of Commerce survey. Most companies want to see a restoration of pay differentials in favour of the skilled workers. Phase two of the Government's counter-inflation policy. Page 4

## Campaign by NUR leaders

RAIL UNION leaders are intensifying their campaign to persuade the Government to keep the railway network at its present size and to withhold further fare rises. Back page

### OIL

NORTH SEA oil from the BP Forties field will be available for customers in South-East England and East Angles next week. Shell is almost ready to pressure test the 78-mile long oil pipeline from its Anglesey marine terminal to the Stanlow refinery on the Mersey and the pipe should come into operation later this year.

ECONOMIC INDICATORS giving an up-to-date picture of the U.K. economy which are expected this week are: the wholesale price index (to-day); banking prices (Wednesday); industrial production (Friday); building societies' statistics and the January trade figures (Friday). Page 4

### LABOUR

BRITISH LEYLAND has been able to reduce the backlog of unfinished vehicles at its Cowley plant by about 3,000 in the last fortnight, following the easing of sanctions by workers. At Ford, however, craft union sanctions are likely to delay the launch of two new models later this year. Page 4

## Docks Bill opposition

CEB OPPOSITION to the Dock Workers' Extension Bill will be supported by Mr. James Prior, shadow spokesman for employment, in the Commons Second Reading debate to-morrow. He maintains the Bill will give the dockers a stranglehold over the nation's food supplies. Page 4

PRIME MINISTER is to visit Ulster to examine the unemployment crisis. Unemployment now stands at 11.1 per cent. in the Province.

SWITZERLAND'S Gross National Product last year fell in real terms by 7 per cent. according to the Swiss federal bureau of statistics.

EEC Foreign Ministers meeting in Brussels to-day, are expected to put at the top of their agenda discussions on Greece's bid for membership of the Community. Page 7

ICELAND'S fishing dispute with Britain will be raised to-day at a meeting between Iceland's foreign minister, President Ford and Dr. Henry Kissinger. A new confrontation for Britain over the U.K. delay regarding proposals for continued fishing in the White Sea grounds. Page 7

POLICE investigations into the affairs of London and County Securities are nearing completion, and are to be forwarded to the Director of Public Prosecutions. Page 4

### COMPANIES

DOBBSON PARK INDUSTRIES' chairman reports good trading for the first quarter. Page 20

HALL THERMOTANK chairman Sir Iain Stewart says in his annual statement that any bid for the company would not meet with his approval. Page 20

MATHER & PLATT has won a £475m order for fire-protection equipment from Shell U.K. Exploration.

WEDD DURLACHER is to revert from being a limited company to a partnership. The jobbing firm became a limited company in 1970. Page 4

# Marxist-led forces claim capture of rival Angola capital

BY JANE BERGEROL, LUANDA, FEB. 8

Forces of the Marxist MPLA in Angola have entered and taken the rival FNLA-Unita capital, Huambo, an official military communiqué claimed here.

## '14 mercenaries shot'

FNLA and Unita leaders evacuated the city for their military headquarters at Bie (Silva Porto) some days ago.

However, it may not be long before the Marxist forces can push on to Bie—either from Huambo, or from Caluanga, the major crossroads leading to the city, whose capture was announced yesterday along with Huambo.

On Saturday a number of other gains by the MPLA—the Liberation Movement for the Angolans—were made official.

These included on the northern front, the strategic coastal port of Santo Antonio do Zaire at the mouth of the Zaire river estuary, where it commands potential control of maritime traffic bound for neighbouring Zaire.

A North American prisoner was claimed to have been captured. But there has been no mention by the MPLA so far of the capture of any British mercenary.

MPLA leader Agostinho Neto, by calling on all Angolans to join the struggle against the foreign supporters of FNLA and Unita, is raising the curtain on what is likely to be the next major development in the Angolan war.

This would be a direct confrontation between the MPLA, backed by its Cuban allies, now well equipped with Soviet arms, and South African regular forces, and the Kuikongo tribal forces supporting the rival Government.

At a "mini" summit conference at the weekend, President Julius Nyerere of Tanzania condemned the South African presence in Angola and called for action to end South African aggression.

The MPLA and Cuban forces appear now to be close to military control of more than half of Angola.

The areas of control include the nerve centres of both the FNLA and its Kuikongo tribal base, and of Unita's Ovimbundu tribe.

In his appeal for national unity in Luanda to-day, Dr. Neto called for a wide "front of patriots" to fight for Angola's freedom against Zaireans, South African and European mercenary forces supporting the rival Government.

"It is a crime that some comrades, or at least compatriots, should at this time try to break this unity," he said.

He added that whether or not one was an MPLA militant "all patriots should be considered militants of this anti-imperialist front."

The capture by the MPLA of both Santo Antonio do Zaire in the north and the rival Government capital in the south would not only have obvious implications for the defeated FNLA and Unita battalions but for Angola's neighbours, Zaire and Zambia, who have supported the Huambo alliance and the anti-course of the war.

At the northern front controls maritime traffic for Zaire. President Mobutu must be under far greater pressure to end his support for Holden Roberto and his FNLA than at any time since the war started a year ago.

The capture of Huambo not only would be a major blow to the FNLA but also to the Zairean Government.

The fundamental issue at stake is whether the NEB should act more as a financial holding company, with the power only to appoint directors and monitor performance, or more like an industrial parent company—such as Lord Ryder's former home, Reed International—with more direct control, where the freedom of action of the subsidiaries' Boards is extremely constrained.

The argument over Rolls-Royce has reached such a pitch in anticipation of the long-promised Government guidelines on the NEB's exact relationship and modus operandi with its subsidiaries.

These are now expected this month, it was learned yesterday. All the Government holdings concerned have still to be transferred to the NEB.

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## TUC's review ready this week

TUC LEADERS meet this week to put the finishing touches to their annual economic review. This will pave the way for the next round of wage policy talks with the Government as well as put increased pressure on the Government to tackle rising unemployment.

The TUC's key economic committee meets on Wednesday, the eve of the announcement by Mr. Denis Healey, Chancellor of the Exchequer, of his promised package of measures to take some of the heat out of the unemployment situation.

These measures, which are likely to include an extension of the Temporary Employment Subsidy and more assistance for training and retraining schemes, will fall far short of those being demanded by the TUC in its economic review—which should be endorsed by the full TUC general council next week.

Unemployment fears among civil servants will be discussed to-day when Civil Service union leaders have talks with Lord Shephard, the Lord Privy Seal, over proposed expenditure cuts which they fear could lead to the loss of 20,000 or more jobs.

As revealed in Saturday's Financial Times, the draft TUC review suggests pegging top salaries at about £20,000 a year and calls for Government moves to bring unemployment down to 600,000 by 1978.

The TUC feels that the present high unemployment and low economic growth levels will need to be reversed if the Government's moves to revive industry are to be successful.

To this end the review urges the Government to set itself a target of 100 planning agreements to be concluded with companies by 1978 together with a Government scheme to ensure that banks make more funds available for manufacturing industry.

The review will be discussed with Mr. Healey later this month so that he will be well aware of the TUC's views before he decides on the terms of his Budget due on April 6. By that time the Chancellor hopes to have a clearer idea of what is likely to emerge as the next stage of the voluntary wage policy to replace the 15-week limit which expires at the end of July.

The crucial debate on this subject has barely begun within the TUC.

Treasury plan on "fiscal drag" may be used in new pay talks. Back page

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## Dutch start Lockheed payment probe

BY MICHAEL VAN OS

THE DUTCH Government said in a special statement in The Hague to-night that it would investigate Lockheed's offer to help promote aircraft sales, but we will have to have answers as soon as possible in view of the obvious and important circumstances involved.

The report from Washington have struck the country like a bombshell and in The Hague to-night the first reactions started coming in from the various political parties.

Dr. Jan Terlouw, Parliamentary leader of the Left-wing Government party, D-66, called for a Parliamentary inquiry into all recent Dutch aircraft deals, while the small Christian Democratic Opposition Party, CHU, said all dealings between Dutch business and companies should be forbidden.

The largest Opposition party, the Liberal VVD, urged great caution in the proceedings, particularly as the Prime Minister has denied receiving payment and the fact that the statements have been made by people involved in the affair.

One well-informed political observer said to-night that if the Prime Minister were found guilty of any malpractice in the Lockheed affair, it could precipitate a constitutional crisis in the Netherlands.

Members of the Royal Family can be asked to give evidence in court, but only after a Royal declaration, signed by the Queen, grants permission. A member of the Royal Family can also be prosecuted.

The Prime Minister is officially the Inspector General of the Dutch armed forces, has also had—and still has—excellent relations in the domestic aircraft and airline business. He has been a member of the extraordinary supervisory Board of KLM Royal Dutch Airlines since 1964 and often attends its meetings. The Cabinet would be meeting again to-morrow to discuss the setting up of a commission of inquiry. Dutch aircraft company, which is now jointly German-owned, and in which the U.S. Northrop aircraft company has a financial stake.

He would give no further interview.

Signs to watch for the road to recovery. Lack of discipline in EEC farm policy.

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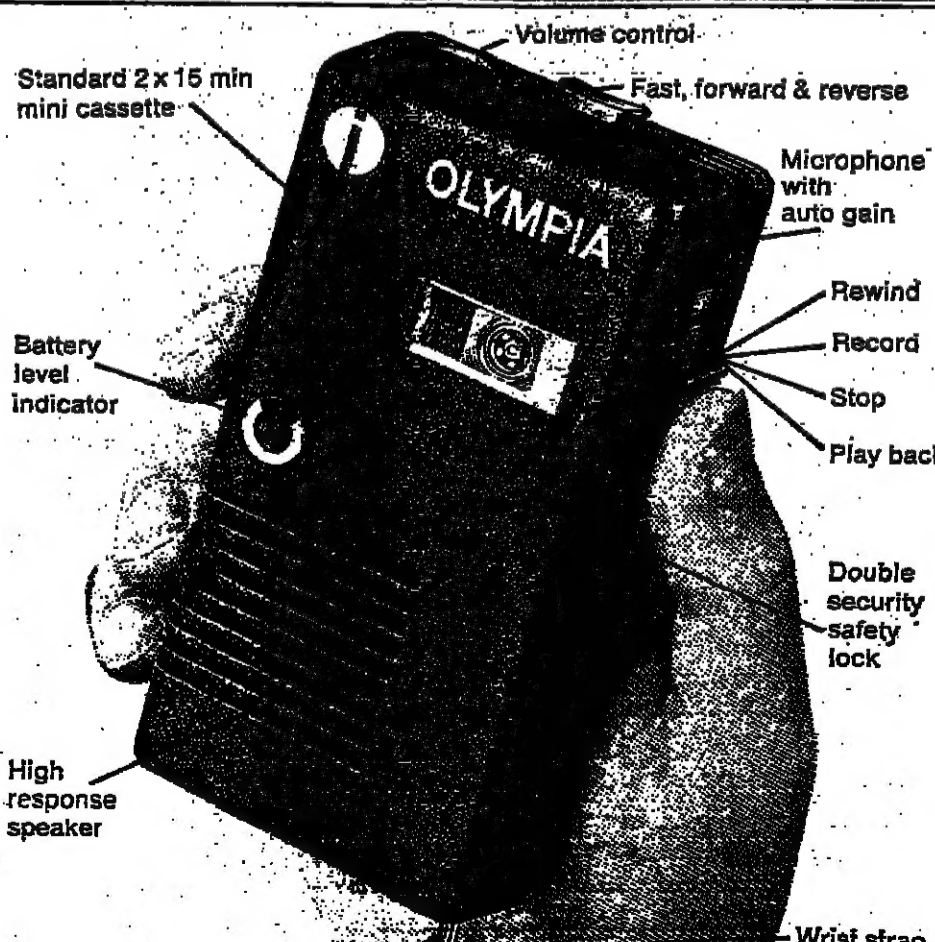
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Petrassi, Stravinsky, Weill

by WILLIAM WEAVER

recent Saturday the domus... Petrassi's 11 condono... Stravinsky's rarefied... Weill's 11 condono...



Iva Zanicchi and Marga Nativo

La Belle Hélène

by RONALD CRICHTON

Copley's production of... The verbal jokes are less... La Belle Hélène... Ronald Crichton...

er Stein films Gorki's Summer Folk

by RONALD HOLLOWAY

international success of... Gorki's Summer Folk... Ronald Holloway...

Pritchard and Szeryng

by MAX LOPPERT

John Pritchard, who conducted... Pritchard and Szeryng... Max Loppert...

John Ogdon

by DAVID MURRAY

Leotaurus, a new piece by... John Ogdon... David Murray...

Twilight

by CLEMENT CRISP

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## HOME NEWS

## South-east companies see a gloomy year ahead

BY OUR INDUSTRIAL STAFF

A GLOOMY economic forecast has been given by companies taking part in a survey conducted by the London Chamber of Commerce and Industry.

Industry in London and the South-east does not anticipate an end to the recession until the end of 1976 or later, according to the survey results, released today.

Most of the companies want the next phase of the Government's counter-inflation policy to restore pay differentials in favour of skilled workers through percentage, rather than flat pay rises.

## Phase Two

The survey, which embraces 238 companies, the region's first examines prospects for the first four months of this year. Some 88 per cent of them opted for percentage increases in Phase Two of the national wage policy, 26 per cent wanted flat rate plus a percentage, and only 17 per

cent wanted a continuation of the present flat rate system.

One of the main reasons for companies seeking the restoration of differentials was the growing shortage of skilled labour throughout the South-east. This shortage is quoted as a potential restriction to increased output in the event of an economic upturn.

A number of companies said the lack of skilled labour might force them to leave the South-east.

On the general business climate, the survey shows that companies are still running at a generally low level of activity although output has increased marginally in the past four months.

There is no general consensus that the end of the recession is near, most companies anticipating an upturn at the end of 1976 or later. This contrasts with other forecasts that the recession is ending and, according to the Chamber, suggests

that the South-east may be the last area in the country to recover.

Only 21 per cent of the respondents were working at full capacity and 23 per cent at over 85 per cent of capacity.

On employment, companies report no intention to recruit extra labour, except in the skilled sector. Industries reporting shortages in this category include printing, electrical engineering, engineering, transport and textiles.

The Chamber says that where extra labour is being sought, there is difficulty in recruiting in competition with local authorities. Moreover, unskilled labour might not be in demand when the economy picks up.

Wage rises are cited as the most important single factor in inflating costs. The survey also reveals increasing worries about the rising cost of imported materials because of the falling value of the pound.

## Indicators will set scene for jobs moves

By Anthony Harris

ECONOMIC indicators giving a more up-to-date picture of the state of the economy, on the eve of the Chancellor's new measures against unemployment on Thursday will appear this week.

Today's wholesale price index will give a forward-looking indication of the trend of retail prices.

The retail index will appear on Friday and on the same day the latest figures for hire-purchase credit will indicate how far the recent relaxation has met with any response with the buying public.

The building figures on Wednesday appear likely to suggest a tight monetary situation in the aftermath of the buoyant gilt sales of recent weeks. Though since the Government has set a stable interest rate, this is probably only a temporary phenomenon.

On Thursday, before the Chancellor speaks, the latest index for industrial production, for December, will be published. Recent figures have suggested that the decline in production is now past its low point, though any significant rise is yet expected.

Close attention will be paid to the building societies' financial statements on Friday since the Chancellor's intervention pressure to adjust rates to the lower general interest rate.

The January trade figures will also appear on Friday, as well as the January steel production figures and the latest quarter for steel consumption and stocks.

## 'Britain's Soviet-type economy'

By Our Industrial Staff

BRITISH INDUSTRY is being changed from a mainly free enterprise system into a Soviet-style centrally-controlled economy, according to an Aims for Freedom and Enterprise pamphlet, published today.

Mr. Russell Lewis, a former director of the Conservative Political Centre, writes that measures already operative or in the pipeline "will within the lifetime of most of us, qualify Britain to become a member of Comecon (the Soviet version of the Common Market)."

In Britain, the position of managers was worsening. Rising taxes added to the weight of business overheads, reduced net profits, diminished reserves and eroded capital.

"The abiding weakness of State industry which invariably makes it a drag on the economy is not only that it is cushioned from market pressures by the State,"

"but more important, the managers are never quite free to get on with their job of production and, in this respect, are placed in the same position as the Soviet Union or free enterprise firms."

Neither Freedom nor Enterprise, by Russell Lewis, Aims for Freedom and Enterprise, 25p.

## Public funds for political parties opposed

Financial Times Reporter

THE Association of Independent Businesses, in a memorandum to the Houghton Committee, declares that its members are opposed to financial aid for political parties from public funds.

"Money given to a political party for research would merely enable that party to divert the money which it now spends on research to other purposes. Thus, any organisation which draws on any Government grant, it will in practice merely add to the general funds of the party."

"Long and bitter experience shows that Government aid to any organisation, whether in a small way, is almost invariably increased in the case of political parties. It will be in response to heart-rending cries about the shortage of funds and the consequent danger to democracy," says the Association.

## Engineers list industry's problems

Financial Times Reporter

CONCERN over the impact of the levels of taxation, inflation and price-profit controls on the engineering industries is expressed by the Engineering Industries Association in a pre-Budget memorandum to the Chancellor of the Exchequer.

The association, which has 4,200 members, draws attention to the growing problem in the industry because of its inability to maintain its real capital or to generate adequate funds to finance its business. It points out that continuation of the current fiscal policy will lead to a contraction of business and employment.

"Due to inequitable taxation on the wealth producing industry, the Association strongly recommends that a review of the whole taxation system be made without delay."

## Jobbers may revert to partnership

By Michael Lafferty, City Staff

LONDON'S biggest jobber, Wedd Durlacher, is planning to revert from the status of a limited company to a partnership.

Mr. David Oldham, a director of the company refused to comment on the reasons for the change. But he hinted that it was primarily designed to facilitate the company's expansion.

Wedd Durlacher has 55 shareholders and became a limited company in July 1970. Rothschild Investment Trust has a 10 per cent stake in the company.

The company called in McKinsey and Co., the management consultants, in March last year to assess its efficiency and to decide whether opportunities existed to expand outside its Stock Market activity.

Chief J. Alan George has been appointed chairman of JAMES KILPATRICK (NIGERIA), part of the Balfour Beatty group of BICC.

Mr. R. K. McCabe has been appointed to the Board of TRIPLEX SAFETY GLASS COMPANY. He joined the company in 1973 as chief accountant, having held various accounting positions elsewhere in the Pilkington Group since 1948.

Mr. V. J. Osoola, Triplic director responsible for technical matters, has been appointed to the Board of Triplic Ireland and Triclover Safety Glass.

Mr. J. S. Parker has joined REDIFON as an adviser on the group's marine activities in radio communications, radio navigation,

and radar simulators. Mr. Parker was previously with the marine division of the Department of Trade, where he was the principal charge of radio communications and radio navigation aids.

Mr. Peter Cahill has been appointed sales director of OYEZ SERVICES. He was previously national sales executive.

W. S. Atkins Group has announced that direction of its consulting companies is being drawn together under a new company, W. S. ATKINS GROUP CONSULTANTS. Directors are as follows: Mr. W. S. Atkins, Mr. G. D. Beardsall, Mr. P. A. Brown, Mr. D. R. Dier, Mr. R. N. Drobie, Mr. J. A. Goldsmith, Mr. H. J. Groat, Mr. A. V. Hooker, Mr. J. C. Judson, Mr. E. M. Lewis, Mr. F. Micklethwaite, Mr. A. R. Parish and Mr. P. M. Worthington.

Mr. D. J. Clarke has been appointed managing director of ARTHUR BROWN AUTOMATION.

Mr. Peter C. Barn has been appointed a director of SHIPPING AND COAL COMPANY.

## Tories plan attack over lack of guidelines for NEB

BY JOHN SOUTER, LOBBY EDITOR

A CONSERVATIVE attack on the lack of specific Government guidelines to the National Enterprise Board is expected to lead to a political row in Wednesday's Commons debate on State investment in the motor industry.

Mr. Michael Heseltine, the main Opposition spokesman, will probably concentrate on the reversal of Government policy towards the end of the recent Chrysler negotiations, and the conflict over these between Mr. Eric Varley, the Industry Secretary, and Mr. Harold Lever, Chancellor of the Duchy of Lancaster and economic adviser to the Prime Minister.

Mr. Lever's case for a major rescue operation for Chrysler U.K., which finally won the day in Cabinet, will be contrasted with the Chequers talks on an industrial strategy of investing Government money only in companies which were fundamentally viable.

However, Mr. Heseltine will probably reinforce his arguments by quoting from the report of Sir David Pithblado, the Comptroller and Auditor General, on the Government's Appropriation Accounts for 1974-1975, published last week.

This report, which will go to the Commons Public Accounts Committee for possible investigation, raises questions about the handling of several controversial payments of selective assistance made by the Department of Industry.

The recipients included the Meriden motor-cycle co-operative, the Kirby co-operative factory near Liverpool, and the Scottish News Enterprises, which published the short-lived Scottish Daily News.

On these, Sir David records that "a substantial part of the Department's assistance was used to purchase existing assets on which there appeared to be a wide range of possible valuations."

About the Meriden co-operative, the Department told Sir David that there had been a major stumbling-block in the negotiations on the price for plant and machinery because the co-operative was prepared to pay from lost money only what it considered the assets to be worth.

In view of the importance of re-starting production at the factory as soon as possible, the Government decided to provide the difference between the two parties' valuations by making the co-operative a grant of £750,000, says the report.

On Kirby, the report says the Department told Sir David that it had not been possible in the time available to arrange for an independent valuation of assets. The Receiver provided copies of the valuation he had received.

Sir David adds: "The Department was satisfied that the company could not have bought the assets for less than the £1.8m paid."

THE MERIDEN Motor-Cycle Co-operative, the only major force in Britain's motor-cycle industry since the collapse of Norton-Villiers-Triumph, is having further talks this week with a leading Italian motor-cycle group, Moto Guzzi.

The co-operative is also setting up to establish itself as a supplier to police forces. Some of these have started to build up fleets of foreign machines, while others are using specially adapted Norton Interpol models at Wolverhampton. This is one of NVI factories in liquidation where nearly 100 Interpols in various stages of assembly are being built within the factory by a workers' occupation.

With NVI's Birmingham factory making Triumph Tridentes also closed, most police forces will be forced to choose another machine. Meriden has supplied "Saint" variations of the Bonneville for police work in the past and has been disturbed to find that police forces are contemplating buying Japanese and German machines.

## Prior joins CBI attack on Docks Bill

THE CONTROVERSIAL Dockwork Extension Bill, whose Second Reading is to be debated in the Commons to-morrow, will give dockers "a stranglehold over the nation's food supplies," Mr. James Prior, "shadow" spokesman for Employment, said yesterday.

"They could stop food reaching the shops at a stroke," Mr. Prior added in a statement. "It is clear that the Tories intended mounting an all-out attack on what he described as 'one of the most damaging Bills to be placed before Parliament for years, when it comes up for Second Reading'."

The Confederation of British Industry is also campaigning against the Government's proposals to extend dock work to five miles either side of a port or waterway.

In a five-pronged attack on the Bill, Mr. Prior said: "It will result in every house paying more for her food."

"It will place the nation's food supplies under a stranglehold over the nation's food supplies. They could stop food reaching the shops at a stroke."

"It will result in other people losing their jobs so that dockers can take their place. It will cause more unemployment, for trade through our ports will cost more and hence decline."

amendment of the Protection of Depositors (Accounts) Regulations 1963 were already in hand. In addition Mr. Davis said that he was "considering the implications of the report in conjunction with my on-going review of company law."

IN BRIEF

Transport profit

In the three months to November 1975, Freightliner, the national road/rail container transport company, made a trading profit of £400,000.

Tyne rate up

Tyne and Wear County Council is to put up its rate by a 1p to 2p for the next financial year, making the county local rate precept 1.75 per cent higher.

## LABOUR NEWS

## Sanctions eased at Leyland, but Ford fears delay

BY ROY ROGERS, LABOUR CORRESPONDENT

THE EASING of sanctions by several groups of workers at the Leyland Cars assembly plant at Cowley, Oxford, has enabled the company to reduce the immense backlog of unfinished vehicles in the factory by about 3,000 over the past fortnight.

At Ford Motor, however, sanctions being imposed from today by 4,500 skilled employees threaten to delay the launch of two new Ford models due later this year.

At Cowley, a further 6,500 unfinished cars have still to be rectified and cleared but with inspectors and testers now agreeing to work overtime, this stockpile should soon disappear, freeing much needed Marinas, Maxis and Princesses for the market.

Behind this improving situation are proposals to set up a new joint management-union committee to consider all future regrading claims.

The proposals involve upgrading the 260 production line inspectors and 68 testers to production workers—a move worth up to £420 a week extra, while the Government pay policy permits.

One of the first jobs of the new joint committee will be to consider how job specifications can be altered so as to justify upgrading these workers with the outworking of similar demands from other groups.

The inspectors have already

decided by 118 votes to allow their claim to be considered by the proposed committee, but a recent vote has rejected the claim by a majority of only two votes. It is being urged by union leaders to reconsider as the scheme is not so ahead without the port, as seems likely, the do relent and fall in line with the scheme, then Cowley's scene of several regrading rows over the past year—may well be able to escape the trouble-free and lost market share.

Just last month, Leyland management launched a job action programme designed to maximum output and the minimum of disruption. The programme was backed unanimously by the Leyland Cars three-tier participation structure.

The Ford craftsmen's association, which centres on a policy of maximum output and the minimum of disruption, are in support of a long-standing better representation of the company's negotiating machinery. Traditional craft differentials have been in recent years, largely because of the dominant role of the production workers' Transport and General Union.

One such area is contract contracting from companies Ford Motor, where TASS bargaining rights for its staff. According to Mr. TASS general secretary, responsible for contracting some £40m of consultancy a year, most of it from TASS members employed Ford.

"Consultancies where TASS represented are obviously likely to be favoured, if because of the common belonging to the same union said last night."

TASS has traditionally been a policy of insisting upon per cent. TASS membership engineering contract offers that in the past has been often refused by stronger pressure in areas where work from companies who does not apply.

Although the campaign will be based initially on distribution of a leaflet designed to explain the advantages of membership, TASS claims that in the past it has been able to exert much stronger pressure in areas where work from companies who does not apply.

## Lower week-end pay deal accepted by BSC workers

BY OUR LABOUR CORRESPONDENT

BRITISH Steel Corporation production was normal yesterday—after the decline in local agreements with unions, on the reduction of higher paid week-end shift working.

But in certain plants where local negotiations have yet to be completed premium shift working continued yesterday. Those who reported for work were re-deployed to where they could be most effective.

Further talks will be held this week at these plants, which include Corby, Northampton, Llanwern, Ebbw Vale, Trostre and Velindre all in South Wales. It is expected that agreement will be reached.

Previous unilateral action by BSC to reduce the week-end shiftworking as planned economies of £170m a year, sparked off official strikes by thousands of South Wales miners.

But a measure of how successful the subsequent local negotiations have been can be seen from the fact that the BSC's Port Talbot works—of a three-week strike by its men last month—where agreement on reduced week-end shift working has been finalised.

UNOFFICIAL industrial action by members of the Society of Graphical and Allied Trades severely disrupted weekend distribution of the Sunday People and the Sunday Times in the London area.

A total of 700,000 copies of the People and some 250,000 of the Sunday Times were lost as a result of the action which involved SOGAT members employed by the major London wholesale newspaper distributors including W. H. Smith and John Menzies.

THE FINANCIAL TIMES published 500,000 copies yesterday. It is expected that the paper will be published on Monday.

Midland Bank Base Rate

Midland Bank Limited announces that with effect from February 9th 1976, its Base Rate will be 9½%, and that its Deposit Rate on amounts lodged at its branches subject to 7 days notice of withdrawal will be 5½% on balances of all amounts.

Savings Accounts will earn 5½% on balances of all amounts.

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## Bid to keep rebel MPs in the fold

BY CHRIS SAUR, SCOTTISH CORRESPONDENT

THE Labour Party's National Executive Committee will be asked to take the unusual step of refusing to permit two Scottish constituency parties to select new candidates in place of their sitting "rebel" MPs who have joined the new breakaway Scottish Labour Party.

Thus follows a unanimous decision by South Ayrshire constituency's general management committee of the week-end to ask the Labour NEC for sanction to select a new "official" Labour Party candidate. The new candidate would replace Mr. James Sillars, the MP who says he will stand at the next election for the strongly pro-devolutionist SNP.

Over a week ago, Paisley constituency made the same decision about its MP, Mr. John Robertson, who has also announced his intention of standing for the SNP at the next election.

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McGrandle, sent instructions to all constituencies and affiliated organisations, telling them that all members of the new party had automatically expelled themselves from Labour ranks.

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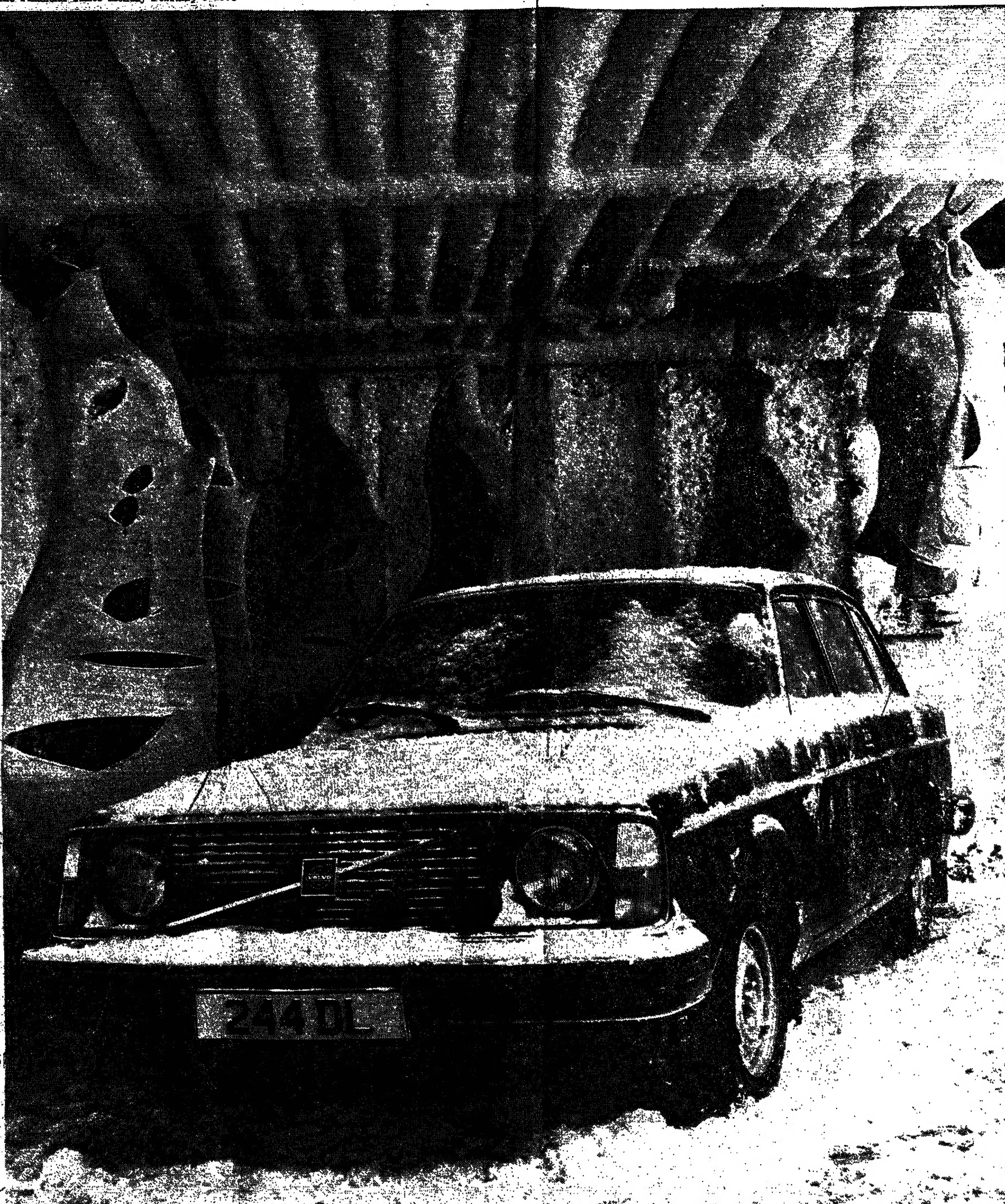
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## A week later, the Volvo started first time.

If you're worried about leaving your car out all night this little story might interest you.

We drove an ordinary Volvo 244 DL into a refrigerated room normally occupied by several hundred Sunday joints.

We closed the door and left the car there for a week. At night, the temperature was minus 6°C. (Rather chillier than your front drive.)

A week later, an official from the AA came to drive the car out. The engine started immediately.

To be honest, this test wasn't too difficult for a Volvo to pass.

In Sweden, the temperature can be sub-

zero for as much as six months of the year and the Volvo is built to cope.

The starter motor and alternator are more powerful than those found on many cars.

The electrical components are well weather-proofed. (In another test, we pumped 1500 gallons of water into the engine and it still started first time.)

And if the Volvo engine is built to withstand severe winters so is the Volvo body.

The rust-proofing is probably better than on any other car you can buy.

In all, some 15 different sections of the bodywork are made from galvanised metal.

(So salt on the roads won't lead to rust on the car.)

Inside, we've also learnt how to weather-proof the Volvo driver.

The heated rear window is rated at 150 watts, so you'll always get a clear view.

The heater is unusually powerful, with a 3-speed fan and thermostatic control.

(It can heat the car up to 27° centigrade, even when there are 25° of frost outside.)

If you'd like a test drive call in and see your local Volvo dealer.

Whatever the weather we promise you a warm reception. **VOLVO 244**

For your free copy of "The Volvo Facts" write to: Volvo Concessionaires Limited, Lancaster Road, Cressex Estate, High Wycombe, Bucks. HP12 3QE. Tel: (0494) 33444.  
Export enquiries to: Volvo Concessionaires Ltd, 28 Albemarle Street, London W1X 3FA. Tel: (01) 493 0321.

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# The Office World

A new study by the Institute of Personnel Management, published to-day, describes the benefits and pitfalls of job evaluation. Roy Levine reports

## A tool for frustrated managers

AT A TIME of high unemployment management may be concerned about bolstering staff morale. When rising unemployment is accompanied by high inflation and pay restraints there is the added complication that low staff morale may be exacerbated by grievances about falling standards of living. Pay suddenly becomes vitally important — a prime motivator instead of just being one of the factors creating content employment in an organisation.

One policy that management can adopt to help alleviate the pressures is job evaluation — a technique developed in the U.S. during the 1930s and which has been widely accepted there. It is estimated that about two out of every three American workers have been graded under job evaluation schemes of one kind or another.

In this country, the Institute of Personnel Management has undertaken a study of job evaluation in practice, the results of which are published to-day.

In its survey of 213 organisations in the U.K. (selected at random), the Institute gives a "fair and balanced account of the technique as perceived in the U.K. and gives it mild support. As the authors say in the introduction, "The whole question of pay differentials and pay relativities between groups of workers could probably only be solved to the satisfaction of all in a Utopian world. Certainly, any solution on a national scale seems likely to remain elusive. Nevertheless, it is important to try to establish a fair rate for the job. Job evaluation, within limits, can help to achieve this end."

Unfortunately, the authors do not try to define the limits within which the technique can be beneficial. But they do provide some useful insights into the advantages and disadvantages of the system.

They stress that the technique is an attempt to analyse the job and not the job holder and that it takes no account of the individual job holder's capabilities or personality — one major drawback. They point out, too, that what is essentially a fairly easy and straightforward exercise (whose main complication is perhaps in retaining happy staff relations while implementing the system) has been devalued by unnecessary pay factors. "Disguising subjective judgments behind a pseudo scientific structure as a whole and, in

CONSEQUENCES OF JOB EVALUATION				
Number of companies in sample of 168 reporting:				
	Quite a lot	Not much	Not at all	Don't know
Increase in pay bill	54	76	17	24
Increase in productivity	22	47	34	41
Increase in labour turnover	27	43	39	46
Decrease in industrial relations problems	59	40	29	23
Improvement in quantity of new intake	23	29	66	40
Improvement in quality of new intake	37	40	43	38
Generated more conflicts and confusions	14	40	78	26

humbo jumbo," is the way they put it.

Two specific pitfalls they warn against are the fact that biased weighting of different jobs could creep in if the distribution of points for various jobs is not properly controlled or statistically corrected; and, secondly, the failure of most job evaluation schemes to take full account of market rates of pay.

The advantages that job evaluation is supposed to bring (by offering what can be seen to be an objective level of pay for the job) include increases in productivity, improvements in quantity and quality of new recruits, decrease in labour turnover and industrial relations problems.

The benefit that comes over most strongly in the report is the impact on industrial relations — a little over a third of the respondents felt that job evaluation contributed to a decrease in industrial relations problems, even though a relatively small number actually implemented the scheme specifically for this reason.

The overwhelming reason was to get a fair pay structure and to establish a system of job hierarchy.

Another important motive was to deal with the requirements of the Equal Pay Act 1970 which came into operation this year. This was especially true of organisations that employ a large proportion of women. It seems that some impetus was given to job evaluation by the Office of Manpower Economics which encouraged the technique in its first report on the implementation of the Equal Pay Act. As it said in 1972: "If the process of introducing equal pay is to be well ordered, employers need to examine its implications for their pay levels. Altogether, the Institute

consultation with trade unions and employee representatives, work out a systematic approach to the problems of relativities which arise. Our studies confirm that, apart from its wider advantages, job evaluation properly used is the best way of doing this."

Although job evaluation has not had the same degree of acceptance in Britain as it has in the U.S., it is by no means a remote tool for management. No less than 168 of the 213 organisations that responded to the Institute's questionnaire had some sort of job evaluation scheme in operation. A further 10 were about to introduce a scheme.

Some 30 firms had never had a scheme and five had rejected the idea after trying it either because they found it generated more conflicts than it solved or because the scheme was disliked by the unions. If the failure rate of 2.3 per cent. is representative of the U.K., then job evaluation can be seen to have been quite successful.

About a third of the organisations operating schemes in the sample had been running them for more than 10 years. But there was also quite a sizeable proportion that started schemes after 1969, again suggesting an impetus from the Equal Pay Act.

The method of job evaluation most favoured by companies in the sample was Points Rating, in which the number of points allocated to various job factors determines its weighting. This was followed in popularity by a non-analytical method called Grading where the number and characteristics of the grades are determined before the jobs are placed in rank order.

lists 10 methods of job evaluation. Whatever method is preferred, the style of implementation involved some degree of participation. Roughly speaking about a third of the companies that had schemes adopted them through joint management and union committees, in some cases set up specially.

### Degree of participation

Unfortunately, the authors do not indicate any correlation between the degree of participation and success of the scheme. In the other two-thirds of cases, the exercise was carried out either by the personnel department on its own or in conjunction with line managers, but not union representatives.

One of the factors which is crucial to any scheme irrespective of the style in which it is implemented is to set up that staff can have some say about the way that their jobs have been evaluated. Just under half the sample allowed their employees wide scope to appeal, usually to their direct superior.

This at least provides an outlet for staff that feel aggrieved. And, indeed, one of the main difficulties experienced by firms in this up-to-date survey was in maintaining differences in times of inflation. However, at least management has a frame of reference in trying to overcome this problem. Some of the critics of job evaluation argue that it contributes to increases in the total pay bill. But significantly this was found to be true by only a third of the sample.

There is not yet in this country an overwhelming groundswell of opinion in favour of job evaluation. So its progress is likely to be steady rather than dramatic. For this reason, too, the possibility of having a

national job evaluation scheme as operated in Holland after the War or in Russia seems equally remote. This was reinforced in the survey which indicated that 70 per cent. rejected the idea, thus echoing the sentiments expressed by the now-defunct National Board for Prices and Incomes (NBPI) some years ago.

The Institute's survey is by no means a comprehensive document, but rather a layman's guide. It is a useful addition to the debate about job evaluation and updates the last survey carried out seven years ago by the NBPI. The survey is concluded with four useful case studies that show the reader how various schemes were successfully introduced by different organisations.

"Job Evaluation in Practice," Institute of Personnel Management, Central House, Upper Woburn Place, London WC1H 0BX. 25.

### EXECUTIVE HEALTH

## What the doctor should tell

BY DR. DAVID GARRICK



THERE IS an area of waste land between doctors and patients or their relatives that is widening in a disturbing fashion. I have never understood why patients should not have their maladies explained to them in understandable and descriptive language, and I am frequently amazed to find how ignorant patients of high intelligence who occupy senior managerial or similar posts can be.

To find just one who has even an inkling of, say, the function of the lymphatic glands, is quite exceptional. Yet there is no reason why simple explanations should not be given; indeed, when they are not, mild to severe anxiety may be engendered in the patient needlessly, a situation that not infrequently causes the doctor to be faced with two disorders instead of one.

Several reasons for this undesirable state of affairs may be advanced, including lack of time, lack of sensitivity on the medical side, and other less worthy motives. Insurance companies encourage the practice by instructing the doctor in their remarkable form "not to reveal the findings" to the applicant.

One such form poses a great problem over blood pressures. "If the levels are higher than those set out in para. a(2) (above)" it insists, "kindly ask the applicant to come back in three days, but do not tell him why." Well, what does one say? Evasive reasons can lead to queer looks; and lies lead only to another sort of suspicion. Whichever course is adopted, be sure that the wretched applicant's blood pressure will be far higher on the second visit.

Senior hospital staff can unwittingly cause needless agitation by deputing duties. Worried relatives who never see the Great Man whose name is over the patient's bed and are fobbed off by others, who may know little, can only become yet more worried.

Just a few words from the Chief would dispel fear and despondency. This state of affairs is usually due not to a breakdown in communications but to a total lack of such in the hospital pyramid.

Howbeit, in the near future, no doubt, everything will be left to merry machines and cosy computers which will not be troubled by fancies about patients being human beings requiring compassion plus mechanical diagnosis.

The situation becomes even more sensitive when a patient is suffering from an incurable malady.

Supposing his patient is almost certain to die, then he must try to judge his likely reactions to the dreadful truth. For, however certain may be a man, when robust, about being

told the truth; when the time comes, he tends to be a very different person when on his deathbed. Sometimes circumstances arise in which it seems desirable to warn relatives so that they may be prepared, but such knowledge may be subtly communicated to the patient so that fear is added to pain and pain to fear.

With less imminent disasters, decisions may be even harder. If, for example, one finds a patient to be suffering from some malady which, by drastic means, may be alleviated but not cured, what is to be done? Such a problem was presented to me by a colleague who had discovered, from some routine eye-test, that a certain 60-year-old executive was suffering from irreversible arterial disease and hypertension.

The doctor asked me whether I thought he should be told. Knowing the man to have three loves in life (food, cats and his wife, in that order) and that the one measure likely to prolong life was strict dieting, I urged silence. I believed that to take away his number one, joy and to fill him with chronic fear, was not worth the extra year or two the regimen might gain.

My thoroughly unscientific wish was granted and nothing was said. That was 15 years ago and the man is very much alive and still has his three loves in life (in the same order). On rare occasions the doctors may have to bend the truth for the benefit of a patient. Such a thing happened to me some years ago when a middle executive came and sought my aid. He was convinced that he had cancer. He looked remarkably well and I gathered that he had been told this by many physicians and one surgeon. To give some idea as to the profundity of the poor soul's phobia, he spoke of the surgeon: "He just came into the cubicle," he said, "patted me on the tummy, and said: 'You're too fat,' and pushed off still smoking his pipe!"

Many would have felt affronted. Not Mr. R. He interpreted the casual behaviour as "putting on a brave face because he knew I was 'incurable.'" My examination revealed nothing but I saw no gain in telling him. Careful questioning of his friends showed that he suffered from a nagging wife and her ghostly mother who mocked his hypochondriasis and mocked him.

They seemed immovable so, when I saw him again, I provided him with a completely fictitious disease which I could cure with the help of sympathy from his wife. He was delighted and his wife contrite and he recovered rapidly, the cure being speeded by the merciful decampment of the disgruntled mother-in-law.

## Work for the elderly

BY EVE MACPHERSON

IN ANY period of national unemployment, sympathy for the cause of certain categories of employees is bound to diminish. The criteria of who most "needs" employment can all too often lead to discrimination that results not only in a widespread sense of rejection among the job applicants, but in employers themselves being denied the very assistance from which they could most benefit.

This is a situation in which the over-sixties find themselves. The general lack of job vacancies combined with the fact that virtually the promotion they deserve is denied them for being employed.

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either a full or part-time basis or may be inhibited by unemployment, sympathy for the cause of certain categories of employees is bound to diminish. The criteria of who most "needs" employment can all too often lead to discrimination that results not only in a widespread sense of rejection among the job applicants, but in employers themselves being denied the very assistance from which they could most benefit.

This is a situation in which the over-sixties find themselves. The general lack of job vacancies combined with the fact that virtually the promotion they deserve is denied them for being employed. The general lack of job vacancies combined with the fact that virtually the promotion they deserve is denied them for being employed.

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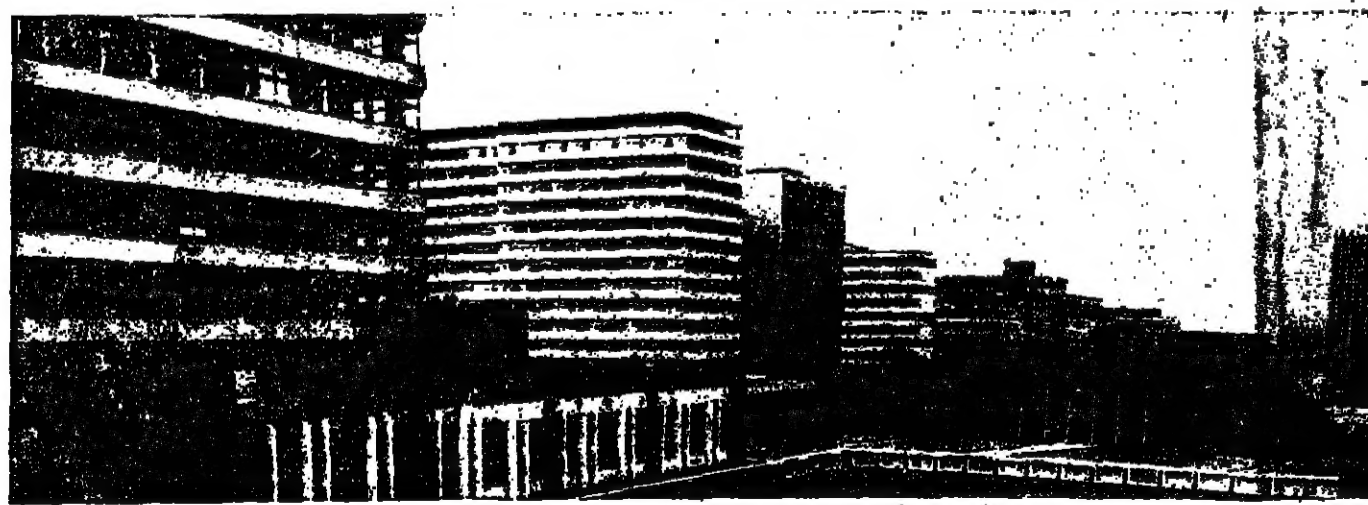
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## OVERSEAS NEWS

## Damascus talks cement Syrian role in Lebanon

JHSAN HIJAZI

BEIRUT, Feb. 8.

THE SYRIAN role in Lebanon has been established by a result of the visit to Damascus yesterday by President Hafez Assad and his wife, Mrs. Assad, with President Hafez Assad.

Joint communiqué issued by the Syrian and Lebanese governments yesterday declared the intention of the two countries to "develop their bilateral relations to the highest degree possible" so they may defend themselves against the common enemy, which was taken as reference to Israel.

Informal sources here took this to reflect the Syrian desire to establish with Lebanon the same kind of relationship as the PLO executive committee.

According to informed sources, Mr. Assad briefed the Palestinian leaders about the agreement reached between him and Mr. Hafez Assad, which was not attended by any of their aides.

Mr. Assad, however, focused their attention on bilateral relations, and that the Syrian President proposed an economic and military federation between Syria and Lebanon. President Assad, papers said, was

"reserved" and did not want to go that far.

Informal sources expect that President Hafez Assad will proclaim a "constitutional document" comprising the reforms which will fundamentally ensure equal sharing of power between Christians and Muslims. The fact that the reforms were mentioned in the Hafez Assad communiqué meant the Syrian guarantee on the question of commando presence here is balanced by the Christian consent to give up their privileged position in power.

Louis Fares reports from Damascus: President Assad conferred this afternoon with members of the PLO executive committee. According to informed sources, Mr. Assad briefed the Palestinian leaders about the agreement reached between him and Mr. Hafez Assad, which was not attended by any of their aides.

Editorial comment Page 10

## Bid to close Israeli Cabinet rift

L. DANIEL

TEL AVIV, Feb. 8.

THE BID to close the rift between the Labour Party and the "senior Israeli" in Washington last week had been exaggerated, according to an open statement from Prime Minister Rabin and Defence Minister Peres. The senior Rabin with the U.S. Administration, which have been overshadowed by the incident of the "senior Israeli" in Washington last week had been exaggerated, according to an open statement from Prime Minister Rabin and Defence Minister Peres.

He is likely to have pointed out, inter alia, that it was the Americans who asked Israel to indicate their long-term requirements of sophisticated equipment in addition to this immediate need. Most of the Cabinet session was devoted to the points of agreement reached by Premier Rabin with the U.S. Administration, which have been overshadowed by the incident of the "senior Israeli" in Washington last week had been exaggerated, according to an open statement from Prime Minister Rabin and Defence Minister Peres.

Relations between Israel and the Arab countries must be peace treaties or something very near that; secondly, that this cannot be achieved by negotiating only with one of the countries (as happened with the second interim agreement with Egypt, which resulted in considerable pressure on and criticism of Cairo by the other Arab countries), but with all three of them—Egypt, Syria and Jordan; and thirdly, that the question of the West Bank must be solved in talks with Israel, the position that there is no room for a PLO-dominated or any other form of third state on the West Bank.

## Radical trade charter agreed in Manila

OUR OWN CORRESPONDENT

MANILA, Feb. 8.

MINISTERIAL meeting of Charter lists problems and imposed on the developing countries, principally through the exploitation and marketing of their natural resources and wealth. It also says the group will make "full use of its bargaining power" to achieve its specific objectives in international trade, money and finance, technology, co-operation among developing countries, institutional reforms and world food production.

The charter declares that it is urgent to bring about "radical changes in international economic conditions which have seriously affected the economies of all developing countries." The declaration states that these changes should "erase the inequitable economic structures in May. The Manila

Charter lists problems and imposed on the developing countries, principally through the exploitation and marketing of their natural resources and wealth. It also says the group will make "full use of its bargaining power" to achieve its specific objectives in international trade, money and finance, technology, co-operation among developing countries, institutional reforms and world food production.

## CDS holds big Lisbon rally

By Paul Ellman

LISBON, Feb. 8.

THE FIRST rally the Portuguese conservative CDS party has held in the Lisbon region for more than a year ended with scuffles and stone-throwing to-night.

The CDS (Social Democratic Centre) called the meeting in the Lisbon bullring to mark the start of its election campaign and as a direct challenge to the extreme Left which broke up the party's last major gathering in the capital in November 1974.

Anonymous leaflets issued in the name of the anti-Fascist committee "believed to be a front for the revolutionary left Popular Democratic Union (UDP) had called for a counter-demonstration.

Although the counter-demonstration had been declared illegal by the civil governor of the Lisbon region, about 3,000 gathered in the streets around the bullring chanting "reaction will not pass." Heavily armed police made sporadic efforts to drive the Left-wingers away before the rally started, being joined in some cases by stone-throwing youths who followed the chase down surrounding streets.

During the rally, the packed bullring, which holds an estimated 15,000, heard speeches from top CDS figures, including General Galvao de Melo and the party's leader, Professor Freitas do Amaral. General Galvao de Melo, in a clear bid to capture the votes of refugees from Angola and Mozambique, denounced the failure of "decolonisation" in Africa, proclaiming at one point: "With the return of the Portuguese to Africa, peace would be possible."

Professor Freitas do Amaral, who enjoys close personal ties with Britain's Tory leadership, denounced successive Governments for bringing Portugal to "ruin" since the coup of April 25, 1974.

Meanwhile, the Socialist leader, Dr. Mario Soares, kicked off his own party's election campaign with a formal denial that he would agree to alliances with other parties. Dr. Soares denounced the Communist Party as having failed so far to learn the rules of democracy while the Popular Democrats, he said, were veering too far to the Right to be acceptable bedfellows.

## Soviet criticism rejected by French Communist Congress

BY ROBERT MAUTHNER

PARIS, Feb. 8.

THE FRENCH Communist Party this weekend gave full backing to the independent and liberal line announced by its leader, M. Georges Marchais, at the beginning of the Party's 22nd Congress earlier this week, in spite of the criticism it has provoked in the Soviet Union and other Eastern European countries.

By unanimously adopting a policy document which defines a specifically French path to socialism—"socialism in French colours," in the words of M. Marchais—the Party has thus underlined its desire to break away from the tutelage of Moscow.

The emphasis which has been put throughout the Congress on independence, and the Party's support for democratic liberties such as free elections and freedom of expression, to say nothing of the resolution adopted to-day dropping the sacred Marxist-Leninist principle of the dictatorship of the proletariat, from the Party's statutes, has already drawn the fire of the

orthodox Communist establishment.

No less a person than Mr. Andrei Kirilenko, the leader of the Soviet delegation to the Congress, and believed by many observers to be Mr. Brezhnev's way-apparent, went out of his way at a Communist meeting in a Paris suburb yesterday to administer a thinly-veiled rebuke to the French Communist Party.

The official Soviet Tass news agency to-day reported that the French Communist Party had changed the section of its statutes about the "dictatorship of the proletariat," but not that it had dropped it as a goal.

"All the rumpus kicked up in Western countries about human rights in the socialist countries is aimed at throwing the progressive forces into disarray," he said, adding for good measure that anti-Sovietism, from whatever direction it came, was a threat against the working class. His admonition, however, caused hardly a ripple at the Congress, where M. Marchais, in his closing speech, coolly countered any attempt by others to lay down the law to the French Communist Party with the statement: "We will not accept any lessons from anyone."

M. Marchais, who was unanimously re-elected as the Party's Secretary-General, went even further than this. After stressing "the originality of French Communism," he called upon the Party members to abandon the traditional raised fist salute in favour of the outstretched hand—as more in keeping with the Party's new image.

Returning once again to the scene of the more broadly-based Communist Party, which should strive to appeal to a much wider spectrum of society than hitherto, M. Marchais said: "We are the Party of the outstretched hand. The Communists extend their hands not only to fellow workers, but to the Catholics, the Socialists and, naturally, the Gaullists, when they defend France's national independence."

## Franc parity concerns bankers

BY RUPERT CORNWELL

PARIS, Feb. 8.

ITALY'S precarious financial position and growing doubts over the present parity between the French franc and the D-mark provide a disturbing backdrop for the meeting of Central Bank governors which begins in Basle to-morrow.

Their talks coincide with the first bout of serious unrest for some six months in European currency markets. Finance Ministry figures issued here this week-end show that supporting the franc cost \$440m. last month. The official reserve statistics, however, make no mention of the unwinding of dollar credits to commercial banks, and it is generally believed that Bank of

France intervention against both the dollar and the D-mark totals about \$1bn. for the three weeks since the Italian exchange crisis blew up.

This, of course, is small beer when set against reserves of \$22bn.—counting gold at its free market price—but if the market feeling that the franc is overvalued persists, President Giscard d'Estaing could soon be facing some awkward choices.

On past precedent, experts here consider the most likely options either renewed French borrowing abroad or tighter exchange controls, coupled with a clamp-down on wages and prices at home. Should, however, present forecasts prove correct, and France swings back into substantial deficit on its foreign trade, and suffers inflation twice that of Germany in 1976, then a parity change might become the only answer.

## Greek entry tops EEC ministers' agenda

BY REGINALD DALE

BRUSSELS, Feb. 8.

THE NINE'S Foreign Ministers are to-morrow expected to hold their first serious discussion of Greece's bid for EEC membership, in the wake of the Brussels Commission recommendation that Greek entry be put off until the country's economy has been brought more closely into line with those of the existing member states.

A number of countries, including the U.K., are likely to argue that the Commission's proposal for an unspecified

period of "pre-membership" is too cautious, but no final conclusion will be reached.

The preliminary discussion on Greece comes against a background of mounting pressure from Athens on the Nine Governments to disown the Commission's recommendations, published at the end of last month.

Following vigorous protests from the Greek Government, Mr. John Papanastasiou, president of the EEC-Greece Parliamentary

## Carter tops Oklahoma caucus poll

By Jurek Martin, U.S. Editor

WASHINGTON, Feb. 8.

MR. JIMMY Carter, the former Governor of Georgia has again showed strength in the Democratic Presidential nomination contest. In the first of the series of state caucuses in Oklahoma held yesterday, he won a slight lead over the local contender, former Senator Fred Harris, with George Wallace from Alabama and Lloyd Bentsen from Texas further back.

The uncommitted vote, amounting to about one-third, was the largest single category, indicating yet again, indecision among Democratic voters. Though Mr. Carter has done well in three of the first four State caucuses, neither he nor anybody else has laid to rest the theory that the party might ultimately turn to one of its elder statesmen, such as Senator Hubert Humphrey from Minnesota.

There are two reasons why Mr. Carter should feel satisfied with the Oklahoma result: he ran Fred Harris level on the latter's home ground and, more importantly, he beat Governor Wallace handily in a southern border State.

Meanwhile, on the Republican side President Ford kicked his election effort on the way with a weekend of campaigning in New Hampshire, site of the first proper Presidential primary on February 24.

## Oslo 'impatient' with Britain for cod talks

Financial Times Reporter

WITH the dispute between Britain and Iceland on cod fishing still unresolved there looms in the background a confrontation with Norway over the U.K.'s other major source of cod in the North East Arctic—the White Sea.

According to the British Trawlers' Federation, Norway—which has "definite proposals" for continued British fishing on the White Sea grounds when 200-mile limits are introduced—is becoming impatient with British Government "delaying" tactics and is threatening unilateral measures.

Britain called off a meeting with Norway last month and Mr. Jens Evensen, the Norwegian Minister with special responsibilities for the United Nations Law of the Sea Conference and the negotiation of Norway's 200-mile limits proposals, has expressed increasing concern over the U.K. Government's failure to set a new date for talks.

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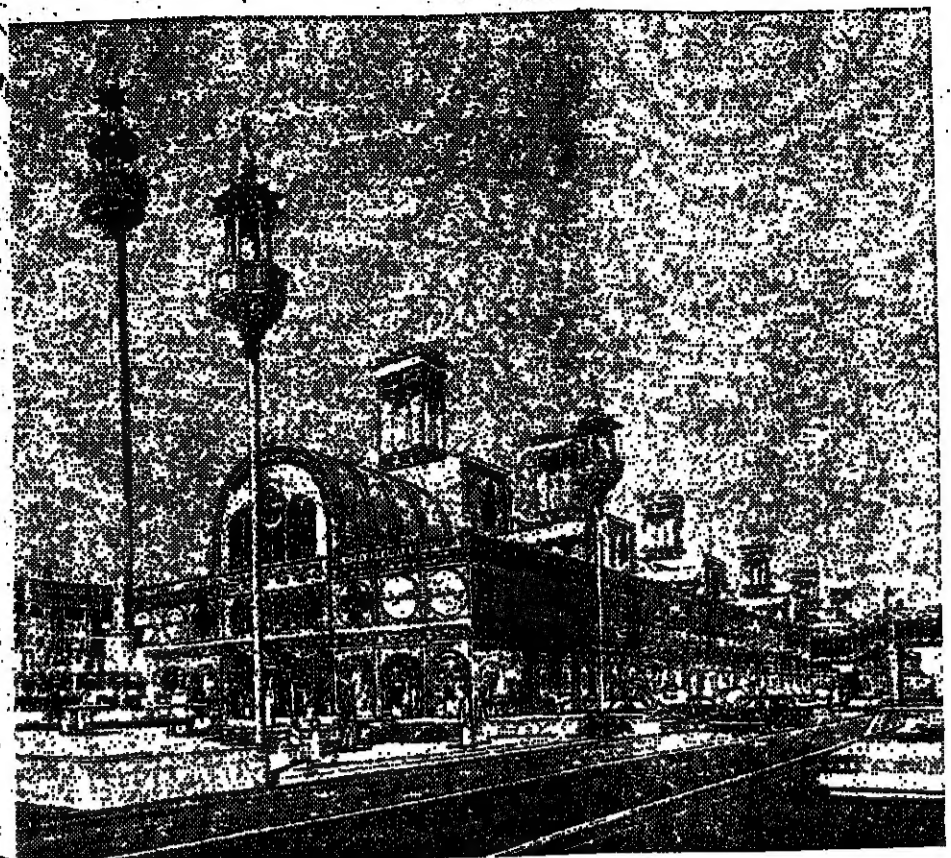
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taken.

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**OPERATION DAYBREAK (AA).** See



# Building and Civil Engineering



## uk project to cost £10m.

**BITIOUS** and extensive Sharjah are the appointed consulting engineers and the consultant architects are Associated Continental Architects.

It was a specific condition of the brief that the architect should follow classical Arab design, adhering to traditional Moslem decorations.

The buildings, eight in all, on both sides of the lagoon road, will contain a total of approximately 600 shops, including shopping units on the foot bridges linking the two sides.

Young and Partners They will be of reinforced concrete decorated with carved gypsum plaster and this, together with mosaic, marble, terrazzo and specially designed tiles, should produce a typical Moslem effect.

The large vaulted malls will be ventilated and cooled by traditional wind towers which are a specific feature of that part of the Arabian Gulf area.

Tenders are being prepared by nine international contractors but it is anticipated that the work will be in the region of £10m. and work should start in April or May this year.

## Housing in the West

**SELLECK** Nicholls Williams (ECC), the building division of the English China Clays Group of Companies has two design and build contracts together worth over £1.6m.

One order is for 116 houses and flats for the North Cornwall District Council in Bodmin, and the other order for 74 houses and flats in Newbury for the Newbury District Council.

The Bodmin scheme covers 94 two-storey houses in the SNW McTra system and 22 two-storey flats constructed in the SNW McTra system. The houses will be faced in brickwork and Supradur cladding, the flats fully clad in brickwork and all dwellings will be heated by electric ceiling heating. The contract (including ancillary works) will be completed by the spring of 1977.

At Newbury the company is to start work on building 74 homes in a scheme comprising 38 two-storey houses and 36 two-storey flats in the SNW McTra system. All elevations are to be fully brick clad and the scheme with all ancillary works will be completed by the spring of 1977.

## Big block of factories

**CONTRACTS** worth nearly £2m. have been secured by S. W. Clarke (Contractors), construction company of the Clarke Group.

The first, valued at £1.2m., is to build 12 factories in 12 months for Redditch Development Corporation. Part of Moons Most North Industrial estate, the units will have a combined floor area of 150,000 square feet.

The second, valued at £800,000, is to build 12 units of single bedroom flats in three-storey construction and three and four bedroom houses in terraced form. Work has begun and is due for completion in June 1977.

For the City of Birmingham,

45 local authority dwellings are to be built at Salford Park. Worth £400,000 the project starts in February, for completion in March, 1977.

A third contract, worth £210,000 is a design and construct package deal for South Derbyshire District Council, to build a 16,000 square foot two-storey office block at Civic Way, Swadlincote. Completion is scheduled for December. Also due for completion in December is a fourth contract, worth £169,000, for the construction of 33 local authority dwellings at Jervoise Avenue, West Bromwich for Sandwell Metropolitan Borough.

## Costain in £1.4m. homes job

**COSTAIN** Homes has a £1.4m. contract for a design and build package scheme at Queens Road, Beeston, Nottingham for Broxtowe District Council.

The site extends to about 6½ acres and Costain Homes has designed and will build 131 units of single bedroom flats in three-storey construction and three and four bedroom houses in terraced form. Work has begun and is due for completion in June 1977.

## More cans of Courage in Tadcaster

A MODERN canning line, which will fill 16 oz cans with Courage ales at the rate of 1,200 a minute, is to be installed in a new plant being built by John Laing Construction, Yorkshire Region, at John Smith's Brewery, Tadcaster.

The plant, being built under a £750,000 contract, is a single-storey structure with an area of 76,000 square feet (8,875 m<sup>2</sup>)

## Services add up to £4m.

**MATTHEW HALL** Mechanical Services has taken contracts to install air conditioning, heating, plumbing and fire protection services for the installation of mechanical and electrical building services in a number of new projects.

At Brighton, Sussex, the company is to install air conditioning, heating, plumbing, electrical and fire protection services in a new office building being constructed for American Express.

Work in London includes air conditioning, heating, plumbing and electrical services at the new Royal Danish Embassy, S.W.1, now being built and at Camden, N.W.1, Matthew Hall will be responsible for the air conditioning, heating and electrical services in a new building, the King's Fund Centre for King Edward's Hospital Fund for London. This will provide offices, residential accommodation and conference facilities.

A further contract, for the installation of air conditioning, heating, plumbing and fire protection services will be carried out at Crown Life House, Woking, Surrey, new U.K. Headquarters for the Crown Life Insurance Company.

In housing, the company has contracts at Tredegar Road, London, E.3. for the installation of heating and domestic water services to 518 dwellings forming part of a district heating scheme for the London Borough of Tower Hamlets. Work here will include the provision of a complete boiler house and controls which will supply heat to a scheme of some 1,500 dwellings.

At Green Man Lane, Ealing, London, W.13 heating and domestic hot water services will be installed in 36 dwellings and 88 old people's flats to be erected for the London Borough of Ealing.

## A3 works ahead of schedule

**CEMENTATION** Construction has completed the A3 London to Portsmouth trunk road in Surrey, under two adjoining contracts worth approximately £5.5m. awarded by

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## Hartlepool A-plant vessel

**PRESTRESSING** of the first concrete reactor pressure vessel at Hartlepool nuclear power station has been completed by Taylor Woodrow Construction, three and a half weeks ahead of the 20-week schedule. Hoop tendons have been completed by Taylor Woodrow as part of a detailed programme for the pressure vessel construction.

Winding on the second reactor at Hartlepool is scheduled to begin in July coinciding with winding on the first of the reactors at Heysham. All four wire-winding machines will then be in action together.

Each vessel has 20 channels containing 33 layers of 120-119 turns of wire, a total of approximately 4,000 turns per channel. The ultimate capacity of each hand is 13,500 tons which is more than 10 times the ultimate capacity of the largest existing linear tendons of 1,000-1,100 tons.

The wire being used is 0.2-inch (5.08mm) diameter with an ultimate tensile strength of 110 tons per square inch (1,720 MN/m<sup>2</sup>) and is being laid up at 70 per cent specified characteristic strength. Winding speed is 7 feet per second (2.1m/sec.) and stressing load is 5,420 lbs (2,411KN).

Meanwhile, contracts valued at £11m. have been won by Taylor Woodrow Construction (Northern) from the Northumbrian Water Authority, for the construction of an intake and pumping station on the River Tyne at Blackwell, and for sewerage through the town and extensions to the existing treatment works at Barnard Castle, Co. Durham.

## mac in n. work homes

an a month after being Tarmac Construction Housing has begun work on 10,000 house building contract.

development of 68 units awarded by Crewe and Borough Council, and three to be started by the local authorities for whom Homes carried out liaison contracts.

at Hill, Wolverhampton, is begun on a £250,000 contract to improve 68 houses for Tamworth Borough Council, Derby Dudley Council has a £280,000 contract to carry out limited repairs on 148 of its older in the Wrens Nest area, unite, the Waltham Abbey

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## Bovis wins £2.2m. store

**LITTLEWOODS** has awarded Bovis Construction the building contract for a 6,300 sq. m. store to be erected between King Street and Blacks Road, Hammersmith. The contract includes fitting out, encased in insitu concrete and fire-proof cladding.

The store will offer three floors of retail trading connected by escalators. Provision is also being made for an elevated walk-way, which, at a future date, will link the building to the St. Martin's shopping complex. Main building works will take 52 weeks to complete and the store is to begin trading in the late summer of 1977.

Structurally, the building will comprise a basement six metres deep, a structural steel frame, encased in insitu concrete and fire-proof cladding.

## £14.5m. work on by-pass roads

**DOWSETT** Engineering Construction has taken an £8.5m. contract to construct the 11.5 kilometre A.61 Ripley-Swanwick Alfreton by-pass in Derbyshire. The by-pass runs southwards from the existing A.615 Alfreton interchange to Holbrook on the A.61 and includes a grade separated interchange at the A.610.

The work will start early this month and take two years to complete. Earthworks will involve the excavation of approximately 1.1m. cubic metres of material including 1.3m. of rock and the disposal of 0.3m. cubic metres of surplus. Also included is the recovery of approximately 70,000 tons of coal which lies within the excavation area.

Seven major road bridges are to be constructed, also one railway bridge, one pipe aqueduct and four other minor road bridges.

The work is for the D.E.E. Midland Road Construction Unit and the engineer is Sir Owen Williams and Partners.

Further north, a £5.7m. contract to build the four-kilometre Eland By-pass (the Kelghley, Huddersfield-Rotherham County Road A.629) from West Yorkshire Metropolitan County Council has gone to A. Monk and Company.

The by-pass, with dual carriageways, will start at the M62 motorway at the A19, rejoining the A.629 north-west of Eland at Eland Wood Bottom. It will incorporate an interchange system for links to the town centre of Eland and Eland Lane. The project includes six overbridges, one footbridge and a subway.

## IN BRIEF

● A new leaflet describing the TRADA Home Unit System (THUS) has been produced by the Timber Research and Development Association (TRADA). THUS is a completely factory-finished system including internal fittings. A typical four-person two-storey house can be erected in only a few hours. A full-page specification in the leaflet describes in detail the parts and fittings, with photos showing internal and external views: (0240-24 3091.)

● Contracts at Doncaster and Hull on Humberside worth approximately £320,000 have been awarded to Cementation Construction. For £285,000 the company is to reconstruct Underline Bridge No. 1 at Doncaster for British Rail Eastern Region. The works consist of the demolition of the existing steel and timber bridge and its replacement by a steel and concrete structure on new piled foundations.

● Thermoplastics pipes and fittings group of the British Plastics Federation has completed work on defining performance parameters for plastics materials to be used in hot and cold water applications. The Guide details those requirements currently deemed necessary to demonstrate the suitability of thermoplastics pipe systems for hot and cold water usage. (01-734 2041.)

● As part of a catering hygiene service, Wellcome Industrial (Wellcome Foundation) will clean extract systems and trunking as well as all catering equipment. Preparing food on a large scale causes a steady buildup of grease and carbon on walls and equipment, not only presenting infection risk, but also creating a serious fire hazard. Wellcome's operatives—working at night to cause least possible disruption to catering staff—are able to remove an entire trunking system and eliminate breeding grounds for insects and remove potential fire hazards.

● A range of structural steel frames by Tyler Mouldings, Sovereign Close, Tonbridge, Kent TN9 1RP (Tonbridge 65665), is for industrial and agricultural buildings and can be supplied in single or multi-span configurations to suit requirements.

● Sindall Group, Cambridge, has obtained two contracts on which work has started. One is for a central library at Wood Green for the London Borough of

Haringey worth £1,482,000, and the other for the demolition and reconstruction of central premises for the Norwich Co-operative Society valued at about £550,000.

● Shepherd Engineering Services has been awarded contracts worth £1,077,215, a substantial part of which includes projects let on a design/build basis and a number of negotiated contracts, in addition to those won in competition. The largest are at Woughton Green Health Centre (Oxford) and at York Fortakabin.

● David Charles Construction (Midlands) has started work in Coventry on a £21m., 18-storey office block for the Royal Insurance Company, incorporating a five-storey car park. The project is scheduled for completion in January 1978.

● A contract valued at more than £250,000 to erect new terminal at the petrol and oil storage terminal at Buncefield, Hertfordshire, has been placed with Walter Lawrence and Son by BP Oil Ltd. It involves the construction of a new single storey office built of "Forticrete" balustrade concrete masonry blocks.

● Istock Precast, part of the building products division of the Istock Johnson group, is supplying a £300,000 contract for 1,800 precast cladding panels in the second phase of the four phase Leicester Royal Infirmary development. Phases three and four are at present at the planning stage.

● Comfort Systems, part of the Babcock and Wilcox group, has been awarded three contracts totalling more than £1m. The largest, worth £480,000, is for the improvement of 40 dwellings in south-east London, for the Borough of Southwark. Another is for the installation of full central heating in 623 dwellings for Peterlee Development Corporation and is valued at more than £114,000. The third contract involves the modernisation of 45 dwellings at a cost of £292,000 for Stockton-on-Tees Borough Council.

● D. T. Bullock and Co. has a £1.1m. contract for a new housing contract at Amington, near Tamworth, Staffs. It is being carried out for the Staffordshire-based Normid Housing Society and involves the construction of an estate of 121 traditional style houses and two- and three-storey flats. It also includes the provision of the accompanying roads for the London Borough of

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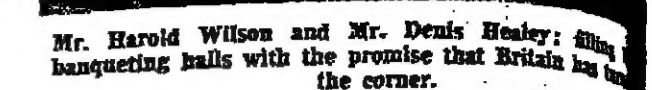
Living Accounts will now attract interest at 5½% per annum.

All other rates remain unchanged.



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# FINANCIAL TIMES SURVEY

Monday February 9 1976

## Industrial Property

There are now expectations of an increase in demand for industrial property during the next year. This could lead to a shortage of good industrial space but is more likely to create a balance between supply and demand.

**INDUSTRIAL INVESTMENT** the projects, the aim is both to include some expenditure on new property. Against capital and labour costs, units often seem trivial, but notoriously careless in property. If a better site or a building could mean a saving of up to two months in a new production, a company will often immediately at a silly price, take an unsuitable warehouse, where the function of a business is tied to the building, and has been much improved by design and standards. However, many industries and also the property firms themselves, admit that the standard of British industrial premises falls well below that of the Continent and is in a state of revival.

### Revival

The will to do so, despite increased interest by local authorities in developing their own industrial estates, is mainly a private sector responsibility. On the propaganda front, the London Chamber of Commerce has been among those warning that a lack of new factory and warehouse accommodation could seriously delay an economic upturn. There could be a shortage of between 10m. and 20m. square feet when the revival comes.

In terms of money, the City has shown significant backing. The first announced loan from the Finance for Industry was, some felt ironically, made to a property developer, Slough Estates. Though the terms of the loan did not specifically tie

Slough to investing in U.K. industrial premises, that is where its main activities have lain in the past and FFI's thinking was presumably to ensure good modern buildings being available that would not require industry to tie up capital needed for plant and equipment.

Slough's loan, plus a rights issue, was followed by the Royal Insurance entering two

severely in the last year. Official construction figures and private estimates confirm the level of activity.

The disincentives are clear. Figures produced by estate agents King and Co., who specialise in industrials, have throughout the last year told the clear story of a growing recession. The amount of empty factory space in England and Wales, they estimate, rose from

they exclude units under 5,000 square feet, an area of fairly buoyant demand, do not include anything considered semi-derelict, and clearly have the time for industrial units can be measured in months, complete schemes go well into years.

Industrial developers have frequently told government that its policies amount to a series of disincentives which force them to concentrate their plans. So the initial push to re-start industrial development programmes is likely to come from companies bent on further rationalising operations, which have frequently been dimmed as canteens are other points he makes.

These may seem straws in the wind for industry which is coming through a recession with high level of unemployment. But the chance to improve industrial relations by providing better buildings is an attractive, though largely unproved formula.

The proportion of turnover accounted for by rent is usually substantially less for an industrial than an office user. If the demonstrably superior property is available then industry can be persuaded to move and there is an established correlation between the vacating of older premises and the take-up of new ones.

### Balanced

So developers, faced with having to see the prospect of higher rents to cover increased building costs are bothered less by rent levels than by the size of demand. The pace with which demand picks up will determine whether, by next year, there is a genuine shortage of good industrial space or whether, as seems likely, the industrial market gets back quicker to a state of balanced supply and demand than the office market.

Certainly industrial companies, reminded by the Sandilands accounting proposals, are taking a much closer look at the use to which they put their property assets. But the extent of vacated space should not be exaggerated: even King's latest dismal figures are estimated to show as available space 5 per cent. of the country's stock.

## Demand should pick up

By Quentin Guirham

long-term funding deals with largely industrial developers on an old-fashioned formula such as office developers can no longer enjoy—Royal putting the money at fairly low rates in return for equity options.

The rating of industrial specialists such as Slough, Brixton Estate, Percy Bilton and Allnatt London Properties on the Stock Market has similarly shown confidence in portfolios on which there has been a steady increase in rental levels over the past decade which outstrips, following the 1974-5 collapse in values, the previously more spectacular performance of office developers.

This confidence rests, however, on past performance. Most industrial property groups have, inevitably, cut back their development programmes

halted. Space being marketed at cut-prices because of liquidity problems or actual receiver-ships has also been a feature, as have temporary tenancies, either because landlords will not accept the rent levels they can command at present, or because tenants can make no long-term commitments, often needing warehousing only because of an over-stocked position.

These current disincentives to invest in further factory or warehouse building, unless firmly pre-let, are added to some more permanent problems.

There is the fiscal point: many industrial developers favour the coming Development Land Tax rather than the present Development Gains Tax with its associated First Lettings Charge.

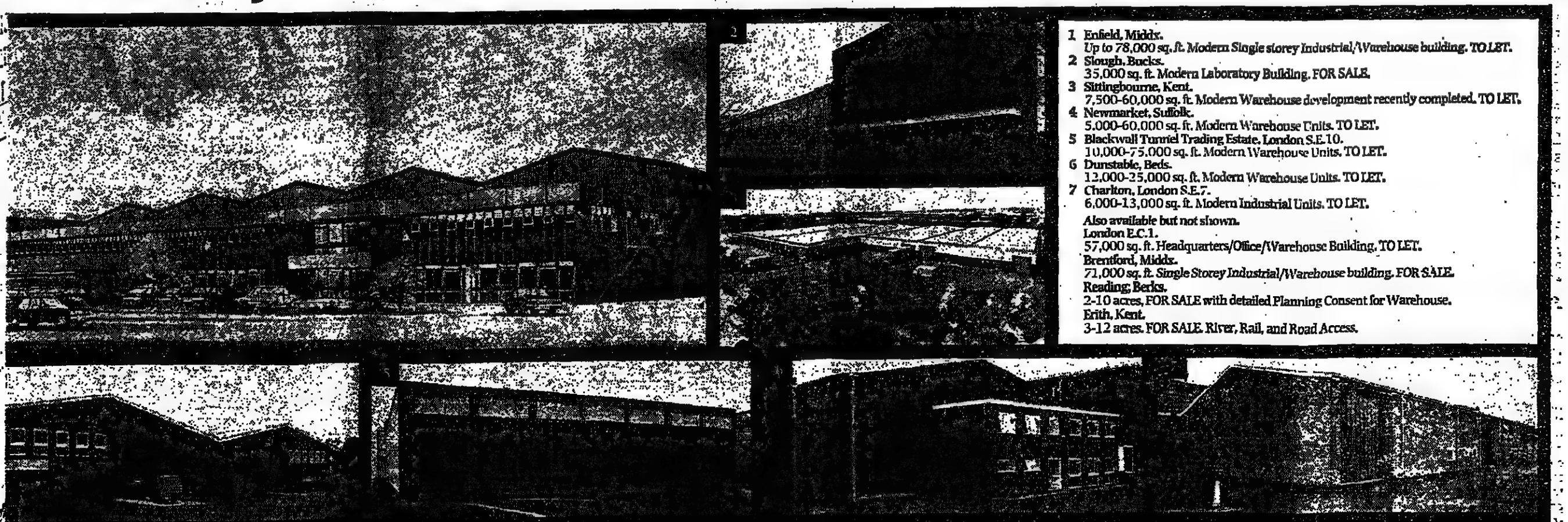
But King's figures, while And on the planning and fund-

efforts abroad. But the politicians have limited priorities in terms of direct action. The further anticipated relaxation on IDCs (there was slight relaxation last year when it was accepted that certificates of up to 10,000 sq. ft. should not be refused except on the intervention of the Secretary of State after consultation with the local authority) will not represent any major change in regional policy. More half-and-half deals may be done with companies wishing to expand, but the basic dispersal of industrial policy is acceptable to both major parties.

So a Government which is already offering what aid it can to the construction industry is unlikely to think in terms of added incentives for property development, even tied to Mr. Grant talks of a growing objection to the solid walls often

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# INDUSTRIAL PROPERTY II

## Rents at a standstill

IT TOOK longer than expected for recession to show through in rent levels for industrial premises. The rising amount of vacant space, even if much of it was not being marketed publicly in the first half of 1975, gave a clear indication of business health. Extended rent-free periods masked a growing softness in rentals. But the last few months have shown that the steady general upward trend of industrial rents has ended.

Notoriously difficult to chart, industrial rents are, in some cases, still rising gently. But this is only for particularly well located or well built property. 80p is a not uncommon example. For the most part, developers, faced with the remaining units from run-down development programmes, are concerned to get tenants in now, sticking more tenaciously to the date of the first review than to their quoting rent. Equally many companies disposing of leases having closed or moved plant or warehousing, are being forced to accept that this is a buyer's market.

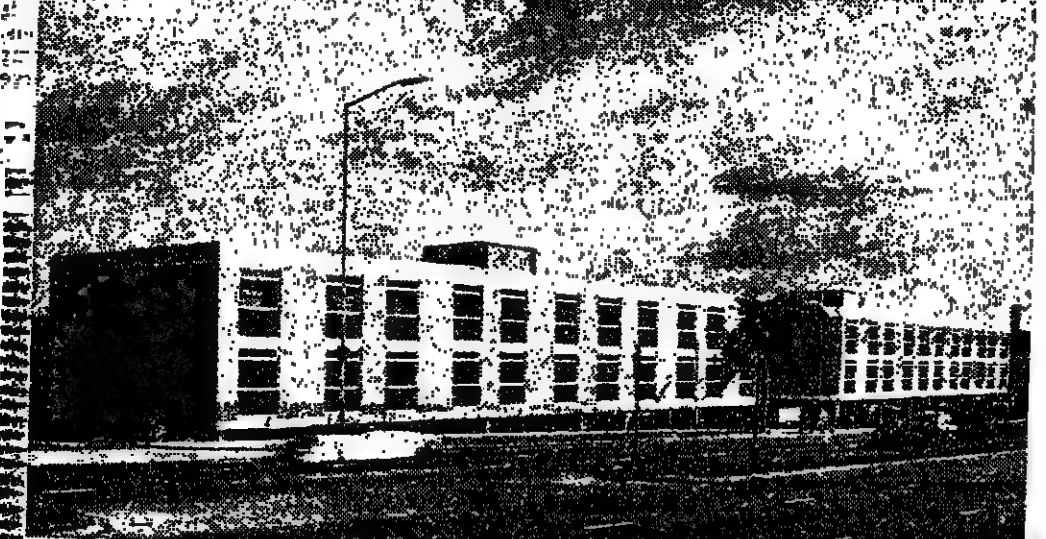
The "forced" element has, in extremes, played possibly a larger part in confusing industrial rent trends even than in the office market. The case of a developer holding out for months for a £1.70 a square foot rent and suddenly settling for 80p is a not uncommon example. Banks and financing institutions may look marginally more kindly at the industrial than

the commercial developer at well Heath; at the end of the year, MFI Warehouses, in possibly the largest warehouse letting of 1975, took 188,000 square feet on Artagen Properties' Viking Industrial Estate, Bedford at approaching 95p a square foot.

These are the successes, proving that where location is right, where height, access, etc., are acceptable, no company still in the position to invest is going to risk losing suitable premises for the sake of 10p per sq. ft. They are not typical, and, as in any thin market, it is difficult to detect the underlying price trend.

One attempt to do so, a regular monitoring by Property Investment Review, throws up a picture of more than £1 a sq. ft. for even secondary refurbished units of 5,000 sq. ft. in Reading, Teesside, Edinburgh and Dartford among the centres it covers. The strength of parts of the Scottish market is shown by a level around £1.25p per sq. ft. for prime new units in the 20,000-50,000 sq. ft. range in both Edinburgh and East Kilbride. Reading is the most expensive of the centres it charts, with a level of £2 per sq. ft. for prime new 5,000 sq. ft. units and £1.50 per sq. ft. for prime new 20,000-50,000 sq. ft. units (a level just confirmed by the £1.80p a sq. ft. from those agents specialising in international industrial property. The consensus now is that the general rise has, for the moment, ceased. There are those who anyway see the last phase of rising rents, occurring in the early part of last year, as misleading, based more on quoting prices than rents achieved.

Despite the slow-down in the



Final 40,000 square feet unit on a new warehousing project at Western Avenue, London, developed by the Glaswell Group in conjunction with Hill Samuel Property Fund. It has recently been let to Howmedica (U.K.), a subsidiary of Pfizer, the U.S. pharmaceutical company, at about £2 per square foot by Jones Lang Wootton.

### Inexact

Such figures make a useful index for anyone taking space to chart his negotiations against. But there are innumerable factors which make this an inexact science: fuel price rises and a sharp winter have, for instance, thrown a new emphasis on heating costs, with a premium for low (around 10 feet) factory units. Size, the quality of construction, design and services vary so much that generalisations about a rate for an area are dangerous. Agents Chamberlain and Willows, complaining of misleading rent level reports, point out that the description "modern single storey" can cover a multitude of sins. Where there were reports last year of £2 per square foot exclusive being the going rate for new factories and warehouses in the London area, they know of rentals passing at well below £1 per square foot.

But although rates for an area are hard to pin down, a trend upwards, downwards or sideways is bound to emerge confirmed by the £1.80p a sq. ft. from those agents specialising in international industrial property. The consensus now is that the general rise has, for the moment, ceased. There are those who anyway see the last phase of rising rents, occurring in the early part of last year, as misleading, based more on quoting prices than rents achieved.

Despite the slow-down in the

### INDUSTRIAL PROPERTY AVAILABLE-1978

(Overall totals of floor space in '000 square feet)

Type of Property	England and Wales (mid-Dec.)		Scotland (mid-Dec.)	Total
	Available	Let/for sale		
Warehouses	36,939	38,719	4,131	79,789
Factories	27,305	33,616	4,683	65,604
Vacant and to let/for sale	20,266	23,339	12,139	55,744

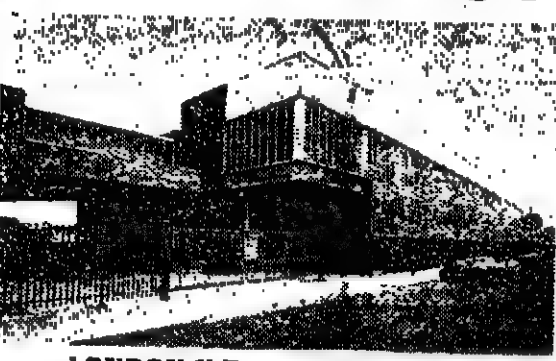
  

By regions:	England and Wales (mid-Dec.)	Scotland (mid-Dec.)	Total
North West	(mid-Dec.) 2,943 (August) 1,672 (March) 3,160	5,327 3,420 3,000	8,270 5,092 6,160
North East	(mid-Dec.) 5,111 (August) 3,907 (March) 2,137	5,861 4,698 1,479	10,972 8,605 3,616
West Midlands	(mid-Dec.) 3,934 (August) 2,748 (March) 2,100	2,104 2,163 1,900	6,038 4,911 4,000
East Midlands	(mid-Dec.) 1,089 (August) 966 (March) 742	613 1,061 750	1,702 2,027 1,492
East Anglia	(mid-Dec.) 1,146 (August) 652 (March) 840	405 462 340	1,551 1,114 1,180
Avon & South West	(mid-Dec.) 2,163 (August) 1,932 (March) 800	1,386 1,345 1,261	3,549 3,277 2,061
South Wales	(mid-Dec.) 622 (August) 302 (March) 250	737 833 600	1,359 1,135 850
London and Home Counties	(mid-Dec.) 19,931 (August) 15,125 (March) 20,239	21,267 19,625 14,150	41,198 34,750 34,389

N.B.—Exclusions from the totals  
 1. Premises with floor area less than 5,000 square feet.  
 2. Premises still occupied but unofficially on the market for sale.  
 3. Multi-storey mill premises mainly in the North East.  
 4. "Semi-derelict" premises where it would be difficult to get refurbishment.

Source: King and Co.

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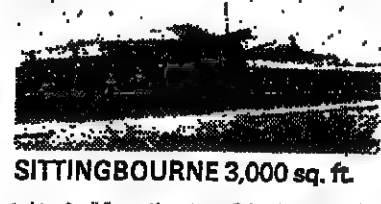
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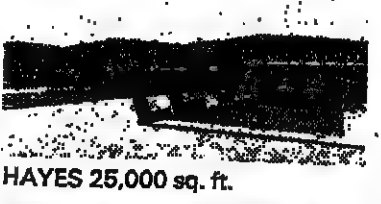
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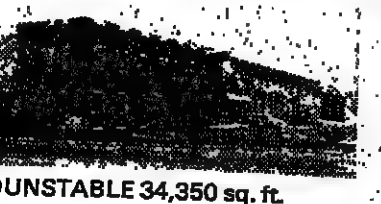
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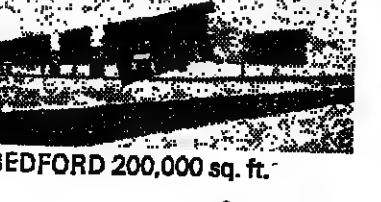
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## Government projects come under fire

PROBABLY THE largest programme—speculative building industrial landlord in Europe, certainly the largest private sector—has a particular ductive investment to meet our needs. The last time the economy does pick up, there will be a limited quantity of new premises ready, developed by the private sector, in the form of new factories, warehouses, etc. The Government's policy, and that of the Welsh and Scottish equivalents which are nearly as large, is under fire.

Broadly, the critics fall into two camps. One says that, at a time when levels of vacant industrial space are rising steadily, and to what may seem alarming proportions, the last thing we need is more factories being built. In normal times, so the argument goes, it is sound regional policy to build some factories ahead of demand in areas of unemployment. Indeed, the availability of good industrial space, or the sites on which to build it quickly, is a vital arm of any aid to assisted areas. But to continue now, with a programme twice the normal size, is to skirt round the real problem of a lack of investment. How long, so this line of criticism runs, will these factories remain empty?

The other argument owes something to the same thought that the Government is avoiding the real issue. But the conclusion reached is that the amounts being spent—although there have been five separate State factory programmes announced since July 1974, the last one in September 1975, totalling £20m.—are insignificant. At the end of the day only a few thousand people may work in the premises built, so why should the Government make a fuss about its schemes? If one judges like this, then the around 115,000 people employed in factories owned by English Industrial Estates Corporations are bound to look a puny number against nearly 14m. unemployed.

### Consultation

When levelled direct at the Industrial Estates Corporations (the Scottish and Welsh ones were subsumed last year by the new Development Agencies) these arguments imply some misunderstanding of their role, crediting them with more autonomy than they have. It is government which decides on building programmes and, though there is plenty of consultation, on where and what shall be built. Neither do the corporations hunt for or select tenants.

Government's intentions are both short and medium-to-long term. In the short term, a programme such as the English one, with 2.2m. square feet of industrial space under construction or in the planning stage, is seen as useful for providing employment in the construction industry this winter. The longer aim is to create the potential of new jobs in the Assisted Areas. The advance

programme—speculative building industrial landlord in Europe, certainly the largest private sector—has a particular ductive investment to meet our needs. The last time the economy does pick up, there will be a limited quantity of new premises ready, developed by the private sector, in the form of new factories, warehouses, etc. The Government's policy, and that of the Welsh and Scottish equivalents which are nearly as large, is under fire.

It does so now with some added blessing from the European Regional Development Fund. The EEC announced in October that £7.7m. had been committed to Britain in respect of infrastructure projects of advance factories on which spending was planned in 1975 and 1976. Part of the funds will be used by the Development Commission, building small, factory units in rural areas, which is also a client of the Estates Corporation.

Many private sector developers object to the whole philosophy behind the advance programmes. A comprehensive complaint comes from Mr. Sam Laidlaw, managing director of the Scottish arm of Taylor Woodrow Industrial Estates. His company is completing another 155,000 square feet on its Rutherglen and Birkenshaw estates, built for companies in food manufacture and distribution, electrical equipment and furniture distribution, transport services and engineering. Taylor Woodrow is two years ahead of its original schedule at Rutherglen.

But Mr. Laidlaw is unhappy about advance factories being built by local and public authorities. "There is adequate land right now for anybody who wants it. To build more advance factories at present is simply creating an illusion of industrial development, for these buildings are doomed to remain empty for a considerable time to come."

In short, Mr. Laidlaw believes this is not the time for public money to be spent on speculative property developments, at least in Scotland. "The new local authorities and the Scottish Development Agency—which seem intent on following an advance building programme—are merely exacerbating our present industrial crisis by such

### Succeeded

The criteria for judging the efficiency of Government factory programmes are hard to establish. In an area such as Northern Ireland, where the State, through the Department of Commerce, has long been responsible for a major total industrial development, it is clear that the programme succeeded to the extent that without it very little industrial could ever have been attracted into the province.

The crusading spirit evidenced by those responsible is usually recognised by outsiders in their mainland counterparts though it is undoubtedly strongly at the time of the original projects like the Valley Estate, Gateshead, and the element of this remains to be seen. What would have been the financial and social cost of significant proportion of EEC 115,000 tenant employees being hard-core unemployed?

But the judgment rests ultimately on the advance factory concept as an arm of Government regional policy. The record funds currently being invested are the biggest risk yet taken in this inherently risky policy.

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## INDUSTRIAL PROPERTY III

## Impact of Government policy

THE INCIDENCE of Industrial Development Certificate (IDC) has been perhaps the inhibiting factor in restricting real growth in the industry. The arbitrary that a company may, as a consequence of control, have to itself from its raw material warehouse must erode competitive edge.

The impact of IDC control seriously curtailed the rate of new industrial floor space which has been created in areas where most growth has been and which is located. As a result, many obsolete buildings have been perpetuated and, though they can provide the quality of accommodation that one sees in industry, they have been forced to make use of inadequate, inefficient and costly buildings to suit a local policy.

Mr. Nigel Mobbs, chairman of Slough authority and regional government, and so obviously a man with some vested interests, but one who in this paper is cited to the Royal Institution of Chartered Surveyors as a fairly broad case from

the point of view of industry, not merely the property industry, for allowing location criteria to govern where new investment is made.

The arguments were these: that industry should be near the point it serves or from which it derives its raw material, with the proviso that the pattern of distribution networks may, largely as the result of energy costs, change shape dramatically before 1985.

That industry must go where there are satisfactory labour forces.

That transportation must be efficient, both in the sense of access to motorway, rail or air systems and in the immediate vicinity, the first few miles, with regard to congestion and the protection of residential areas.

That the infrastructure should be attractive, particularly to management.

That the area should be one which is sympathetic at local, regional and national levels, to the needs of some vested interests, but one who in this paper is cited to the Royal Institution of Chartered Surveyors as a fairly broad case from

their present form. The question is what changes should be made. It looks, after a lengthy debate, as if some major developments are on the way.

There have already been minor changes in the system which demands certificates for new industrial buildings exceeding a total gross area of 5,000 square feet in London and South-East England. Early last year there was a relaxation of the policy for the Greater London Council area when the Minister accepted that applications up to 10,000 square feet should not be refused except on the intervention of the Secretary of State after consultation with the appropriate local authorities.

## Obsolete

The arguments for going further have made most ground in the area of "replacement" IDCs. The case is that companies should gain these automatically if replacing obsolete premises. One of the more voluble advocates has been Mr. Anthony Grant, a London estate agent, whose main points are these:

That it was never the intention of IDC policy to restrict modernisation of existing industrial businesses in the favoured areas, only to curb new activities.

That, particularly in London's case, the promises held out by the expanding towns to employers have often not been fulfilled.

That with the growing worries about unemployment in what were traditionally thought of as prosperous corners of the South-East, there is now the possibility of such local authority backing as would induce institutional funding of new industrial schemes at a time when land and building costs are low.

That there is huge stock of obsolete industrial space incapable of satisfying the needs of modern industry.

That the cost of refurbishment or renovation applied to an existing building are often little less than the erection of a new one.

That, particularly in a high wage area, the proportion of total costs represented by accommodation is low and so investment decisions will not be

trapped by relatively high space costs.

This argument that it is the productivity per head which matters most is crucial to the argument. It is, in a sense, taken further in Mr. Grant's opinion that, while many replacement IDC supporters think they should allow a 10 per cent increase in floor space, this extra is not necessary and indeed destroys the logic of the case that what is wanted is the replacement of old by new, not any enlargement which might conflict with basic IDC policy.

The last point is simply the need of industry to respond relatively quickly to new demand. To say the six or nine months required to build may be enough to lose orders is to exaggerate. But equally the speed with which industrial developers can respond to a changing economy is also frequently overstated. There are plenty of cases where, while still taking half the time office blocks take from conception to completion, industrial premises, with the whole IDC, planning and construction procedures to go through, take two years or more.

The other main line of attack on the problem of out-dated premises, argued from the position that they are a positive disincentive to any regeneration of industry, says that it is not enough to encourage the new; you must first destroy the old.

## Brisk

There are various forms of demolition grants suggested, and there are also plans to put older multi-storey accommodation to good use by dividing it up into the smaller units for which there remains a brisk demand. Whether there is anything made of these ideas is much more problematic than in the case of replacement IDCs.

Back in October 1975, Mr. Gregor Mackenzie, Minister of State for Industry, gave a written answer in the House of

Commons which seemed full of promise:

"Proposals for speculative industrial developments raise special problems in relation to the operation of IDC control. I am considering whether it would be reasonable, bearing in mind the interests of the Assisted Areas, to allow the issue of IDCs for a limited range of speculative replacement industrial building outside the Assisted Areas."

Before Christmas, it seemed likely that an announcement was imminent. But, perhaps because of a further meeting between Department of Industry officials and various interested parties, such as chambers of commerce, industrial developers and the British Property Federation, no policy change has been forthcoming yet.

It seems likely that two points made to Government caused a rethink. A plan to restrict any replacement IDCs to 50,000 square feet was seen as unnecessarily restrictive. And the idea of restricting the replacement certificates to companies already in the local authority areas was criticised as being precisely what the troubled boroughs and district councils did not want. These restrictions have suited Hortfordshire and Surrey, and sometimes also Sussex, Essex and Berkshire well enough, but these are not the problem areas.

So the Government is considering these objections. It is anticipated that their decisions, which will involve at least some change of policy, will emerge within the next few months.

Q. G.

## London's problems

EMPLOYMENT IN London will do more to change Government's mind over Industrial Development Certificate policy than years of

ing by industry. But will the capital's problem? As figures, as split out by the Greater London Council, show, the rise of unemployment, Old factories, now used, at all, as temporary warehousing, are turning London into a "mess, storage shell," says a Labour MP, Mr. William Molloy.

## Worried

Now that it is seriously worried by the fact that what has been moving out of London, into the new, and expanding towns with which it has contracts, has not been just people, but jobs as well, the GLC still has the weight of Government policy and that of most other regions against it if it wishes to do something positive to change the trend.

Industrial property may be only one part of the answer, but it could be a significant one. Few would argue that Government policy has been a major factor in rendering many of the industrial premises of south and east London quite unsuitable to modern industrial companies. Equally, the tight planning controls have created scarcity and contributed to the high cost of good modern space.

Even in a year when the

letting market was weak, 1975 saw some high rents paid in the favoured spots. £2 a sq. ft. was asked for and got on Amalgamated Investment and Property's Westwood Park Trading Estate close to Western Avenue, an area where warehousing is always sought after.

British Land showed how rare good modern space is closer to the centre with a figure of £2.80 a sq. ft. on its Southwark letting to the Government.

Indeed, over the years it has been constantly proved that demand for good industrial space in or near London will

soak up supply quickly when the national economy is healthy. The solid growth of a specialist company like Allnatt London Properties shows this.

But demand in the south-west and north-west corridors, largely governed by accessibility to the motorway system, in no way solves the GLC's problem, much of this demand anyway being for warehouses with low labour forces.

The areas from which the jobs have mainly disappeared are south and east London. The single biggest opportunity—and at the same time problem—remains the long-standing question of what to do with London's docklands.

Last year began with the first significant step, approval for an industrial estate, with an eventual total area of over 1m. square feet, at Beckton in the

Borough of Newham. The year ended with another useful scheme, the Trammell Crow Trade Mart on the Surrey Docks, getting towards the end of its passage through the Southwark and GLC approval machinery.

The intention is still to try to get the Trade Mart underway this spring for operation in 1978. Southwark is just as keen, wanting the 12,000 jobs which the Mart and the associated industrial sites are planned to bring.

## Scale

This might show the way to others, but the problem remains on an enormous scale. The Port of London Authority's land bank alone stands around 800 acres. Ending general cargo handling at the West India and Millwall docks, as it plans to do, could not only involve 3,000 more jobs going, but add another 270 acres to the store awaiting redevelopment.

In South London, agents Druce and Company, have recently come out with the statement that there "could be well over 5m. square feet" of industrial property on the market and that one in five properties is empty or available.

The dangers of this becoming an industrial wasteland are, perhaps, not as immediately obvious as on the barren acres of east London. But the specific

problem of factories too out of date to attract industry is even more in evidence.

It is here that the most powerful evidence for some form of replacement IDCs can be mustered. The policy, when conceived, was after all intended only to limit new manufacturing activity in areas of high employment; not to restrict the modernisation of those facilities.

Some evidence of how many plants have been abandoned in the last year is contained in King and Company's availability surveys: London and the Home Counties have seen among the most dramatic increases in vacant and to let/for sale space.

The figure for factories has risen from 14.1m. square feet in March last year to 19.8m. in August and 21.3m. in December. Warehouse space has risen from 10.2m. sq. ft. in March to 15.1m. sq. ft. in August and 19.8m. sq. ft. in December.

With this amount of empty space, it is easy to query any moves to allow new replacement factories. But London's industry will not be regenerated in 19th century multi-storey premises or in all-purpose warehousing units where it is hoped to get an IDC-holding tenant able to effect a change of use. The GLC will be able to get plenty of experienced support from industry if it pursues its planning point with central government.

Q. G.

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*CAERPHILLY	20,000	*NINE ELMS	80,000
*CARDIFF	10,750	*NORWICH	80,000
*CANTERBURY	12/24,000	*NORTHAMPTON	47,000
*CHISWICK	135,000	*NOTTINGHAM	20,000
*FOLKESTONE	1/10,000	*SOUTHAMPTON	22/68,000
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## INDUSTRIAL PROPERTY IV

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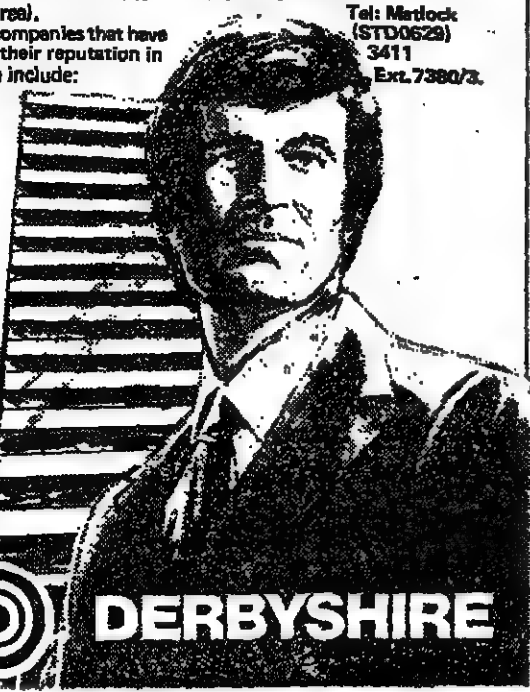
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DERBYSHIRE

For the U.K. construction industry, the industrial building sector represents a major black spot in a generally very bleak outlook.

While much of the attention concerning the overall health of the construction industry is inevitably focused upon the housing sector, it is to the factory and warehousing field, along with commercial building, that the builders themselves look for an indication of how the industry is likely to fare in the months ahead.

There can be no better barometer of economic weather to come than companies' investment intentions as reflected in their desire for new factory and warehouse space and in this respect the present situation and current outlook remain particularly discouraging.

It is interesting to note that in last week's latest survey of industrial trends published by the Confederation of British Industry—which showed the first signs of an improvement in outlook—that while the proportion of companies expecting to authorise more capital expenditure on buildings had increased over the past four months, there had been a greater rise in the number who intended to invest first in plant and machinery.

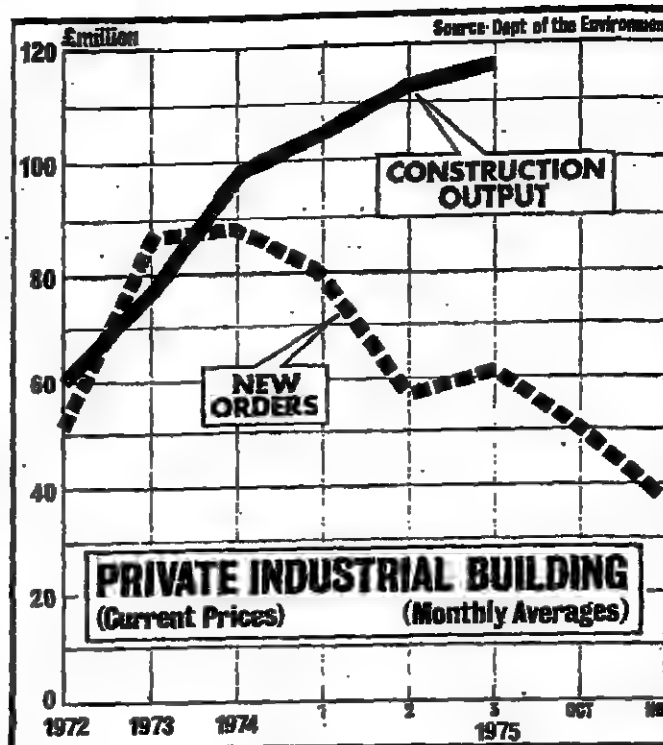
This is a traditional trend.

reflected recently in the latest set of construction forecasts from the Building and Civil Engineering "Little Neddies". Their report pointed out that evidence from past investment behaviour confirmed that in the early post-recession period, investment funds were much more likely to be directed towards what went in the building rather than the buildings themselves.

## Upturn

Upward trends in the industrial sector are nevertheless expected earlier than in the commercial building field. According to the Building EDCs, industrial building work in the current year is likely to be worth only around £400m. against last year's £538m. representing another annual fall in output of 10 per cent. Tentative figures put forward, however, reflect the consensus view that the worst of the present trough will occur in 1976 and that orders for industrial construction should start picking up sometime this year. With this trend in mind, the EDCs have forecast a modest upturn in industrial building output for 1976, possibly of around 6 per cent. when compared with this year.

Prospects for the year ahead were summed up by Mr. Derek Anderson, managing director of Costain Construction, which handles a lot of industrial building work. While he said he was reasonably happy with the workload his operations had



in front of them, both this year and next, he could not envisage any significant upturn in the level of orders before the end of 1976.

Prospects for new industrial building work are certainly not helped by the glut of space already on the market looking for new occupants, though much of it is older-type property with a rather limited range of use in its present form.

As if low demand and plentiful supply of industrial accommodation were not

enough, builders contemplating development in this field have for two years faced a cost situation that has taken on frightening proportions, as it has throughout the building sector.

The pattern now is very much one of building for a specific customer, and there seems little chance that speculative development work will be back for some time.

Estimates as to just how much average building costs have risen over the last year or two vary widely but few contractors

would argue that their bills for materials and labour have increased at an unprecedented rate. Some sources put the overall rise in costs as high as 50 per cent. between the start of 1975 and the end of last year, though others claim this is an extreme.

There are now signs, however, that the spiralling trend of costs which have made fixed price contracts totally unrealistic and costing an almost impossible exercise, is now moderating quite substantially.

A large proportion of the increased costs faced by builders over the last two years were directly accounted for by huge rises in wage bills—they went up by an estimated 38 per cent. between June, 1974, and June last year. The building unions have now asked for an increase in basic wages before the expiry of their current agreement in June but even if any settlement was reached, which for the moment seems unlikely, adherence to the £6 limit would mean that cost in the current 12-month period will only have risen by around 13 per cent.

As far as material prices are concerned, the overall picture is also one of moderating trends. Though, again, figures are difficult to obtain, material prices are now thought to be rising at a rate of about 12 per cent. per annum, compared with an earlier annual rate of around 20 per cent. or slightly higher.

But as several contractors have pointed out, apart from the general slow-down in price rises, the market place for materials has recently become

more keen, with many searching for business and prepared to make concessions to get it.

So at least, the pressure on costs appears to be easing after an extremely unpleasant bout of inflation, which may prove a valuable ally in the search for business over the coming year or so.

The picture is not all gloom and builders looking for industrial work can take heart from the fact that some companies are now displaying their confidence in the future in the way open to them, by expanding

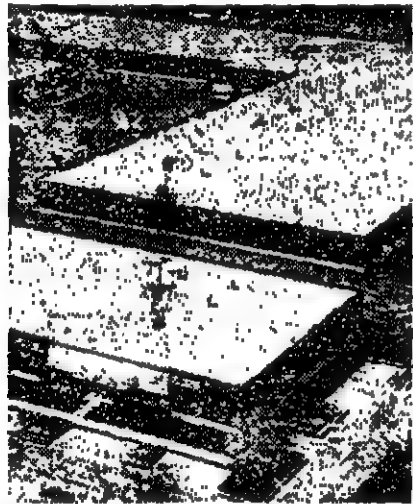
## Project

Only last week, a major industrial building project was announced by the British firm of cereal manufacturers, Weetabix, which plans to develop 75,000 square feet of manufacturing space, another 25,000 square feet of warehousing and storage space next to their existing complex near Kettering in Northamptonshire. An industrial development certificate has been granted and, subject to planning permission, the company aims to start building during the spring with completion scheduled for 1977. The building will cost about £1m.

Initially, 35 extra jobs will be created, a figure which will rise to 130 when the plant is at capacity. Companies in the area will be among those invited to tender for the design and construction of the complex.

Michael Cas

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"OUR ATTITUDE is that we're in the same sort of business as the man making machine tools or vacuum cleaners. In bad times you have to try to keep going. We can't stop, lose our development team and then hope to start again at the right moment."

Mr. Harry Axton, deputy chairman and managing director of Brixton Estate, represents one of the specialist industrial property development groups which have survived the last two years in markedly better shape than most office developers. While industrial developers can, if need be, turn off the development tap quicker than office developers, in practice the severe pruning of programmes did not come, for most companies, until the second half of last year. Many say that once Development Land Tax is introduced, which because of the end of the First Letting Charge they prefer to the uncertainties of the Development Gains Tax period, they will start to turn the tap on again.

Mr. Axton stresses that, even with the shorter period required for industrial building, no developer can hope to build

only for the high points in the market cycle. Hence last year, at the company's large Duxstable estate, development continued on units of 30,000 to 45,000 square feet despite the slack letting market. Three of them now let. The next phase will be another four units and on some new sites Brixton hopes to acquire this year, the aim is to start building around November, hoping for a strong letting market in autumn, 1977.

So, even in a period of recession, Mr. Axton stresses continuity rather than attempting to forecast market trends exactly. You'd never get it right even if you could see to-morrow's papers.

The Stock Market has, in the last year, recognised the stability of the industrial market. Though rents have now flattened out, there has been no sharp drop as there has been in many office locations, and prime industrial properties have commanded steady growth in rents over the past decade which outstrips prime commercial growth. There is also a clear inclination toward industrial property developers among investors and lenders because of their political acceptability.

If two incidents could be said to illustrate the trend, then they might be Slough Estates receiving the first announced loan from Finance For Industry, and the recent news that Electricity Supply Nominees, in entering the direct development field, had opted to start with 61,000 square feet of industrial space in Camberland Avenue, London.

## Margin

Other funding agreements have also indicated the City's faith in the sector. Along with the FFI loan, Slough had a successful Rights Issue to produce a £10m. package at around 13 per cent. Even with the subsequent fall in interest rates, this still allows Slough a clear margin under what long-term commercial mortgages are obtainable. Having cut back on its U.K. industrial programme, though making the biggest acquisition of the year with the Suttons Seeds site, Slough is one of those who see DLT as the likely starting point for its next phase of expansion.

Slough's capitalisation, now well above many former giants of commercial property, shows the institutional view of this funding package. But after Haslemere, one of the few mainly commercial groups sound enough to have a "genuine" Rights Issue last year, had said it would channel some of the new funds into industrial property, two other

largely industrial developers went to the Royal Insurance for more traditional funding.

Brixton's £5m. 10-year loan was at 1 per cent. under the rate for an equivalently dated gilt and, at the time, involved a potential equity dilution of less than 4 per cent., with Royal's share options at 11 per cent. above the then market price. The rise in the market since then has driven the Brixton share price comfortably past Royal's subscription exercise price of 82p.

## Reviews

Royal's other, smaller, funding to Estates Property Investment Company, did not involve a statement such as that made with the Brixton funding, which was explained as being aimed at "developing first class industrial schemes which will assist in the modernisation of Britain." But it involved, quicker than in Brixton's case, the same advantages to the Royal of a share price rise. And EPIC's strengths—its major weakness is on a foreign commercial scheme—lies in industrial property. Like many of the long-established industrial developers, it will see a substantial rise in rental income before 1980 as some valuable reviews and reversions come in on early industrial estates.

As Percy Bilton, which by most yardsticks enjoys the fastest growth record in the sector, more than three-quarters of its portfolio is due for review by 1980. Its funding has come largely from the ICI Pension Fund and the key to its recent performance, when despite the inevitable dip in the proportion of profits coming from development and construction there was still a £320,000 pre-tax increase to £2.3m. at the interim stage, is the steadily rising rent roll and the absence of short-term debt.

Bilton, operating mainly in the South-East, has managed to buck the recession by building, most of it pre-let, 700,000 square feet in the past year. Its total up-and-let space in Basingstoke alone is now almost 1m. square feet.

However, even among this group of successful industrial developers, there are any number of worries about the next two years. They are, despite the New Year optimism which has seen a flurry of letting inquiries to agents, still waiting for firm evidence that demand is picking up. The institutional interest in investing in prime industrials, with a particular emphasis on covenant, has occurred despite a marked weakness in rents. The incentive to build specu-

tively, even on proven estates, is being constantly undermined by the quantity of secondary industrial units being put on the market at knock-down prices.

And, despite some relatively advantageous funding, building costs dictate at least some resumption of the rise in rentals, even if not necessarily on the scale of previous years.

Demand is highest in units of 10,000 sq. ft. or under, but tenants for these are often precisely those concerns which will fail or expand rapidly and need bigger premises. Also, building costs are higher the smaller the unit. The extra rent obtainable on small units is not always worth the headaches and at the other end of the scale, the economies of very large units, both in building

and management terms, is gained at the price of potential marketing difficulties. (Mr. Axton's leasing of 300,000 sq. ft. on the Viking Estate, Bedfordshire, though it was split into one successful conclusion in bold venture). The weakness in rent levels for the last units is clear testimony, in present, to the difficult balance between building large enough to attract a good covenant and not so large as to risk long-term voids.

It seems certain that, even granting a true pick-up in the economy, the next phase of industrial building will see fewer companies building the more specialised formulae than before.

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Runcorn, Cheshire	3-25,000 sq. ft.
Staples Corner N.W.2	49,700 sq. ft.
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Coulsdon, Surrey	24,000 sq. ft.
Covent Garden W.O.2	38,000 sq. ft.
Enfield, Middlesex	25-78,000 sq. ft.
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## INDUSTRIAL PROPERTY V

## Resilient end of the investment market

Industrial side of the investment market has been resilient than the as rents continued to grow, and shop sectors during the last couple of the year. Over the longer term the strength in rents has sharply—in line with generally offset the fluctuations of the market and the overall level of the last 12 months when rental growth has slowed to a halt, values have improved because of the decline in yields. But these figures solely refer to prime property and values have dropped quite sharply for lesser quality investments and reversions.

## Speculative

The fluctuations in yields mirror the sharp changes in sentiment in the investment market as a whole, starting in the hectic days of the early autumn of 1973 when speculative pressures were forcing yields down to the range of 6.5 to 6.75 per cent. against the background of rapidly rising rents—a rise of possibly a quarter in 1973 alone. The sudden change in the mar-

ket in November/December 1973—caused by the secondary banking crisis, sharp rise in interest rates and the announcement of the Development Gains Tax—removed many potential buyers from the scene overnight and led to a steady rise in industrial yields throughout 1974. The peak prime rate was probably 11 to 11.5 per cent. in the late autumn of that year.

The turning point came, however, at the end of 1974 with the decision to bring forward the end of business rent controls by 12 months and the sharp fall in interest rates in the early months of last year. This did not lead to an immediate change in investment attitudes but a steady recovery, especially from the summer onwards. But as a recent survey of the investment scene as a whole by Richard Ellis has noted, "the alterations that occurred in property yields during the year came about, not as a result of belief in early rental growth, but rather from a desire for stability and increasing volume of money chasing a dearth of suitable property situations."

These remarks apply as much to the industrial sector as to the office and shop fields, so that by the middle of last year yields on top-quality industrials had dropped to the range of 9.5 to 9.75 per cent., about 9 per cent. generally by the autumn, and around 8.5 per cent. over the last couple of months. But this applies only to the very best modern rack-rented investments in prime locations: there is still very little demand for the rest.

Indeed, institutions have become more selective in some respects about what they regard as prime property—insisting upon adequate eaves heights for warehouses, and sufficient parking and loading space. This is basically because any investor now wants to feel confident that if necessary the unit is sufficiently flexible to be re-let. Moreover, there is also an understandable attention now to covenant-looking at the underlying ability of the tenant to pay the rent. Locational requirements remain as stringent as ever with the favoured category including London and the Home Counties, as well as Bristol and

Southampton.

At one stage last year it looked as if the traditional gap between industrial and shop and office yields might narrow and a relatively large share of the money allocated to property seemed to be going into industrials. There has certainly been an increasing recognition of both the resilience of industrial rents and their steady long-term growth, comparing favourably to rates of rental increase in many office and shop investments.

## Restraining

Although the relatively high rates of current return offered by industrial properties have attracted some institutional interest, the yield gap with offices and shops has remained at roughly the traditional level. A restraining factor—holding yields at the current level over the past few months—has been doubts over the strength of the letting market. There has also been evidence that rents for larger modern properties have been slipping even in good locations and there has been no advance in rents for smaller buildings—not is this situation expected to change much during the next 12 months.

Yields may, of course, fall because of the pressure of money and the relatively scarce supply of suitable prime investments. Indeed the scarcity of good quality industrial investments, as opposed to the abundance of secondary properties available, reflects the fact that a number of the best schemes were anyway funded on a forward sale basis or carried out by companies with a solid financial position which do not wish to sell. In any event, few industrial property specialists believe that yields will fall below 8 per cent. in the immediate future.

In contrast to the partial recovery in investment activity, the funding market has remained relatively quiet. This partly reflects doubts about the viability of any scheme at present because of the weakness

of the letting market and rents, as well as the steady rise in building costs. The result is that even those companies with no financial worries are reluctant to start new industrial schemes until they feel more sure that they will have a tenant around at the end of the day to take the space.

Slough Estates is one example—saying it is ready to go ahead and develop space on eight of its estates only when it feels more certain about the market. But the group also argues that the existence of the first letting charge section of the Development Gains Tax acts as a further constraint and until this gets new development is unlikely to start. And although the proposed Development Land Tax has hardly

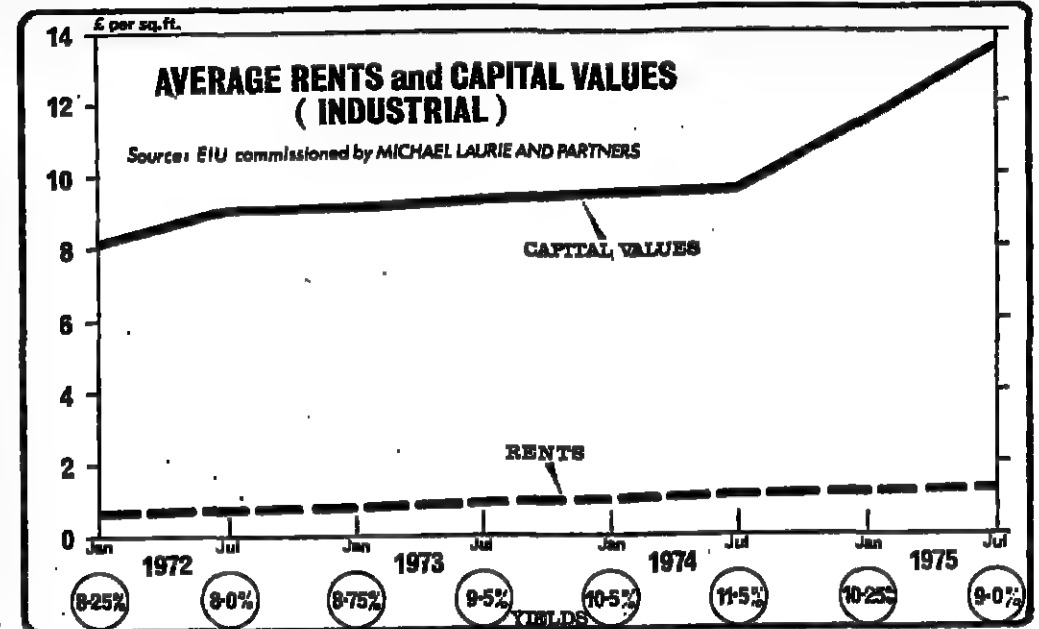
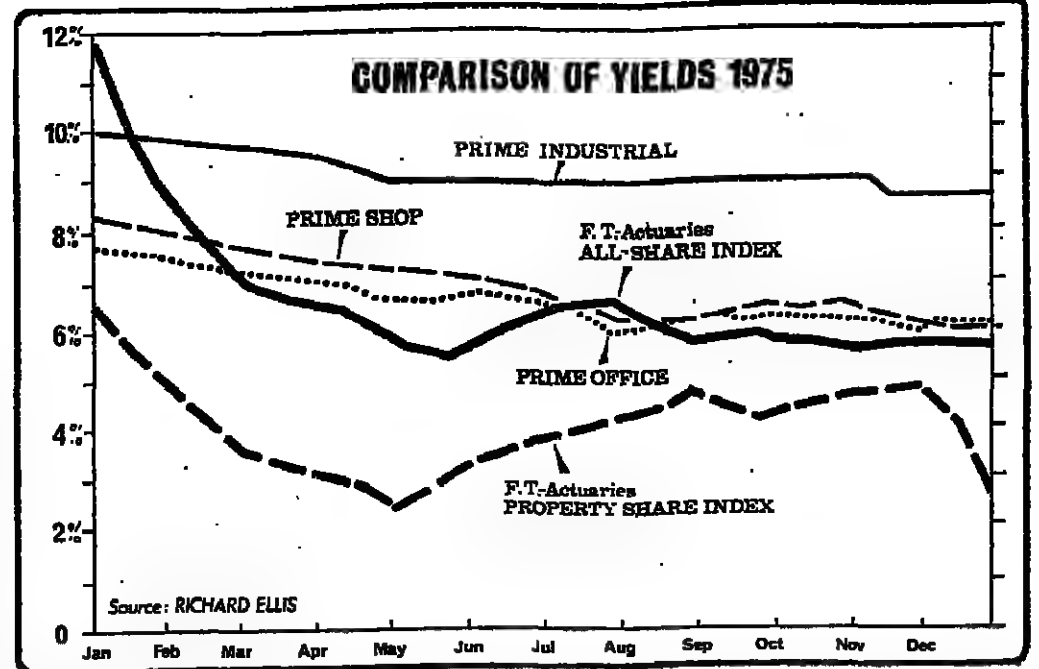
gained widespread acceptance among property men it is regarded as only a partial disincentive compared with the total disincentive of the first letting charge.

The developers' reluctance to start new schemes has been reinforced by the institutions' reluctance to finance them because of the uncertainties about the eventual return. There has been evidence recently of pre-funding activity for first-class schemes but only under the tightest conditions covering not only the project itself but also the company sponsoring it. Thus financiers want to be sure that the developer has a good surplus of income from other sources to afford the leaseback rental and interim interest pay-

ments. The differential over the normal investment yield has apparently been of the order of a point to a point and a-half, though this activity is still fairly restricted.

In addition to financing specific projects, a number of soundly based companies have arranged longer-term packages over the past year—for example, Slough Estates raised £10.5m. via a convertible loan stock and a loan over 10 years from Finance for Industry, while Brixton Estate has agreed a 10 year £5m. loan facility with related equity option with the Royal Insurance. But the money is unlikely to be spent on any scale until evidence of an upturn in demand appears.

Peter Riddell



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## INDUSTRIAL PROPERTY VI

# Major boost for the U.K. exhibition business

DEVELOPMENTS THIS year in the U.K. exhibition and trade centre industry have naturally been totally overshadowed by the long-awaited opening of Britain's new showcase, the National Exhibition Centre, located a few miles from Birmingham.

Last week, the £44m. complex was given the Royal Seal of Approval by the Queen and Prince Philip and it also staged its first exhibition, fittingly the largest trade show ever held in the U.K.

The beginning of a new enterprise for the future prosperity of our country was how Her Majesty summed up the project, which has finally come to fruition after more than 20 years of argument, debate and finally planning and construction.

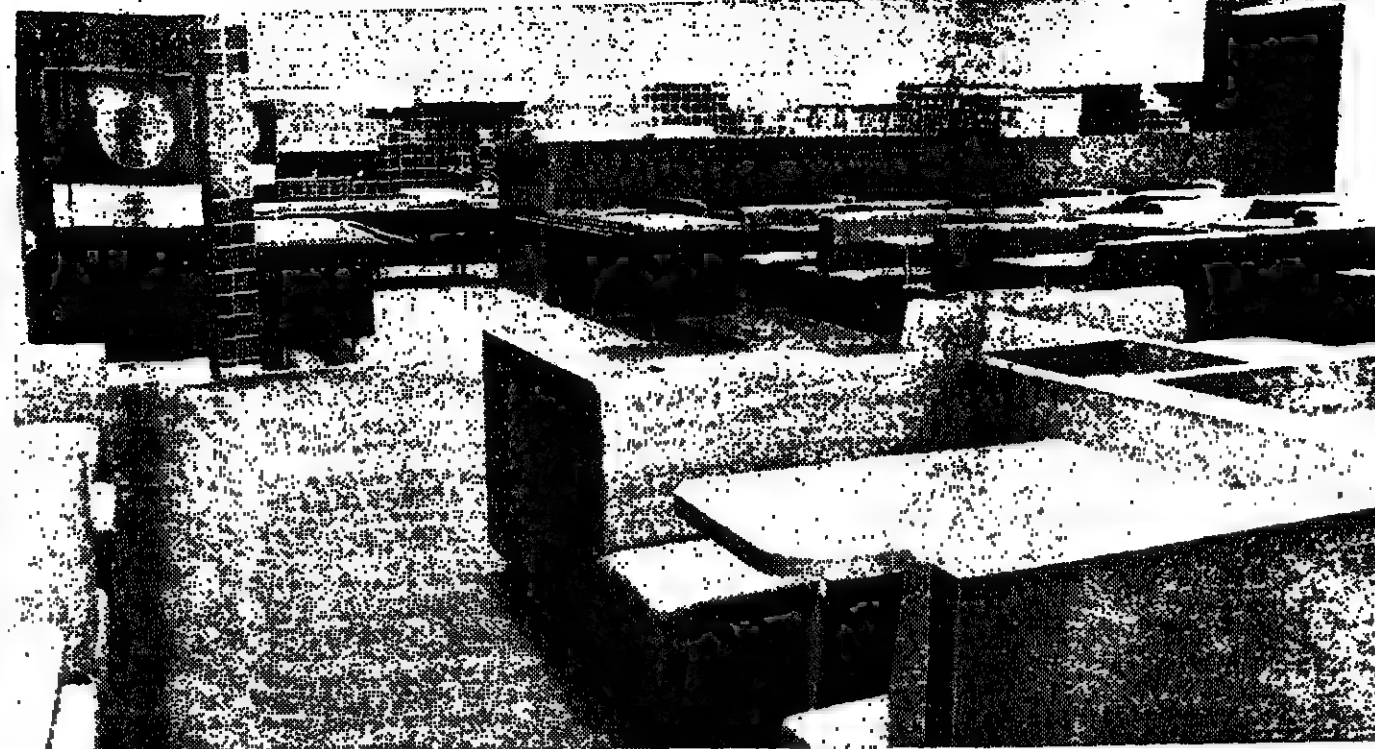
There can be few people remotely connected with the exhibition world who have not already been inundated with lists of impressive statistics concerning the new centre, though few of them will have yet seen what the NEC has in store for them.

The complex undoubtedly offers a range and standard of amenities which have previously been the preserve of centres in other countries. There are six exhibition halls offering 1m. square feet of air conditioned space, together with all the ancillary facilities vital to the smooth operation of any trade show.

Hotels on site, conference facilities, booking agencies, banks and stock exchange information services represent just a few of the amenities which the visitor can expect to find. Specialised clerical, duplicating, public relations and translation facilities, as well as computer services and telecommunications links are also envisaged or are already being provided.

The centre is expected to draw anything up to 4m. people a year and the region as a whole is likely to benefit to the tune of £2m. a day. The big question mark hanging over the complex, however, is simply whether or not even the NEC's unchallengeable facilities will be sufficient to draw the exhibition industry away from its more regular haunts, largely in London.

The early booking figures look encouraging but the NEC is well aware that they are entering a trial period and everything will depend on how much business a Midlands-based exhibition showcase will be able to generate. Some very telling



A restaurant at the National Exhibition Centre.

comparisons with London are bound to be made.

The NEC men point out that some of Europe's most successful show centres are not necessarily in capital cities and feel it slightly ridiculous that such a small country can apparently have such major reservations about the centre's location just 100 miles away from London.

But in any case, the centre is now on trial and the entire exhibition world will be watching closely to see what happens. The organisers of the very first show at Birmingham, the International Spring Fair, managed to let all available space and the number of visitors exceeded all expectations, though—perhaps rather like Concord—the NEC will have something of a curiosity value for some time to come.

Watching events in the Midlands as closely as any interested party will be London's

two major exhibition centres, Earls Court and Olympia, until now the U.K.'s only large scale show houses. Their reactions towards developments in Birmingham have so far been fairly muted but they apparently have an open mind on the new situation which confronts them.

They do not, they say, have any doubts that London will nevertheless remain in great demand as an exhibition centre and that if the NEC is successful, particularly in bringing shows from overseas, it could well be to the advantage of the whole exhibition industry in this country. They do not believe that the advantage of offering exhibition facilities right in the heart of the capital can ever be totally eclipsed by the appearance of admittedly better amenities elsewhere and basically see the NEC as a complement rather than a threat to their own activities.

Town and City Properties, owners of both Earls Court and Olympia, have their own plans on hand to update the exhibition facilities now on offer in London. In the coming year, the company intends to spend about £1m. on modernising Earls Court, which will go beyond a lick of paint and provide improved facilities across a fairly broad range. All the work will be done alongside exhibitions, so no income will be lost.

Town and City have made it clear that they would like to consider much more substantial improvements to the Earls Court complex and, given the necessary financial support from the Greater London Council, plans to update the centre would no doubt be put in hand. The climate, however, is clearly not right for such action.

Over at Olympia, whose future has at times looked uncertain, it seems likely that the complex will be used more as a trade centre, with exhibitions taking on something of a more permanent nature, though clearly not of the size of shows put on at Earls Court.

Elsewhere in London, plans are proceeding for a trade mart on land which once formed part of the old Surrey Docks. Southwark Council together with the GLC is purchasing 134 acres of land for £2.7m. from the Port of London Authority and developer Trammell Crow hopes to have a mart operating on the site by the spring of 1978.

Both the GLC and Southwark have approved the idea in principle. Southwark is particularly keen on the trade mart scheme, seeing it as the best chance for a mixed development with the residential and industrial sites

it already has and possibly eventually produce more jobs. As for Trammell, a specialty of the mart is its Dallas Market Centre, offering over 100 acres of space compared with the 10 square feet of exhibition warehousing space for the London scheme.

## Theatres

On the other side of a new combined combined exhibition centre will be in Wembley later this year, on Wembley's new doorstep, will offer five theatres, with a capacity to 650 people, offering aids and providing some multilingual interpretation. A main auditorium of 2,700 people, a 32,000 square feet of space will also be available, although this space is alongside the space of London's or Birmingham major centres, it will be a valuable complement to Wembley operations.

Not all the activity is confined to Birmingham. London and a big centre rather than exhibition due to open in Brighton in 1977.

The 5,000-seat centre, undoubtedly attract visitors from the international circuit and add to the substantial range of facilities available in Brighton is a major name in the conference and this latest development should add to both national and domestic in this field.

Elsewhere, there are though nothing more than Scotland with a conference centre. Proposals for a complex in Glasgow have been put for the past, as they have, but as yet there is no actual development.

Michael

## Two schools of thought in design

IN ANY discussion of factory buildings, or of industrial architecture, the talk nowadays is likely to be split into two camps. Down in the street, they may well be talking, in this more enlightened decade, about the contribution made to the country's built environment by its existing industrial conditions; up in the boardroom, they are probably talking about the need to modernise plant, buildings and layout—which in many cases is woefully inadequate to meet the standards needed for current manufacturing; and distribution processes. On present showing, both sides are justified in shaking their heads. Given that the environmental aspect is obviously important, more important still is the present efficiency and future capability of buildings and layout used for manufacture and distribution of products.

On general levels of efficiency, ergonomics and ultimately, of productivity, it is widely estimated that the build-

ings of some 60 per cent. of Britain's factories fall below standard. As a corollary to this, many factories fall short of levels of production easily in their grasp. Clearly, this must reduce the ability of companies to borrow the finance for re-building and modernising. Many factories are working to their full capacity, but in buildings and with machinery which keep full production levels to an artificial low.

### Fragmented

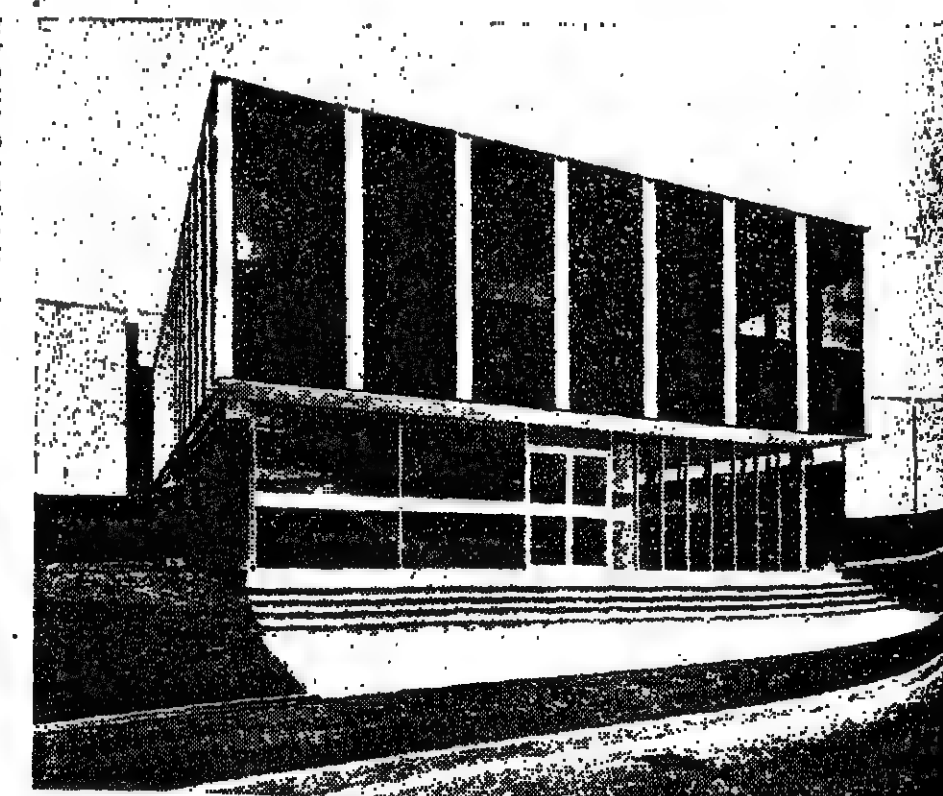
Britain's industry is a series of fragmented units which often survive uneasily on their own. Eighty to 86 per cent. of British manufacturing companies have less than 100 employees. While it would be unfair to say that smaller factories particularly fall short of desired modern standards in production, plant and buildings, it is with the smaller ones that these problems are most acute.

The present state of factory buildings in many areas is critical, although according to some, London and the Midlands deserve special mention as "black" areas, largely owing to over-hasty urbanisation during industrial boom periods.

Factory buildings which were badly planned when they were built are now hopelessly unsuited for anything a modern manufacturing process is likely to demand. The worst ones are also ill-ventilated, ill-lit, badly insulated from noise and dirt and often devoid of all ergonomic considerations. Little space or thought seems to be given to distribution facilities and this seriously slows down deliveries.

Again buildings of this kind are preponderant in the smaller business sector, but some larger companies, particularly in the motor industry, shipbuilding and certain nationalised industries, are far from blameless.

A spokesman for Cluttons, the Chartered Surveyors, believes that it is the areas close to or in London which possess this suddenly conservation note in some of the worst industrial buildings. Further out, where there is more room, they function in mind. Both examples improve a good deal but as far as can be found in their hundreds.



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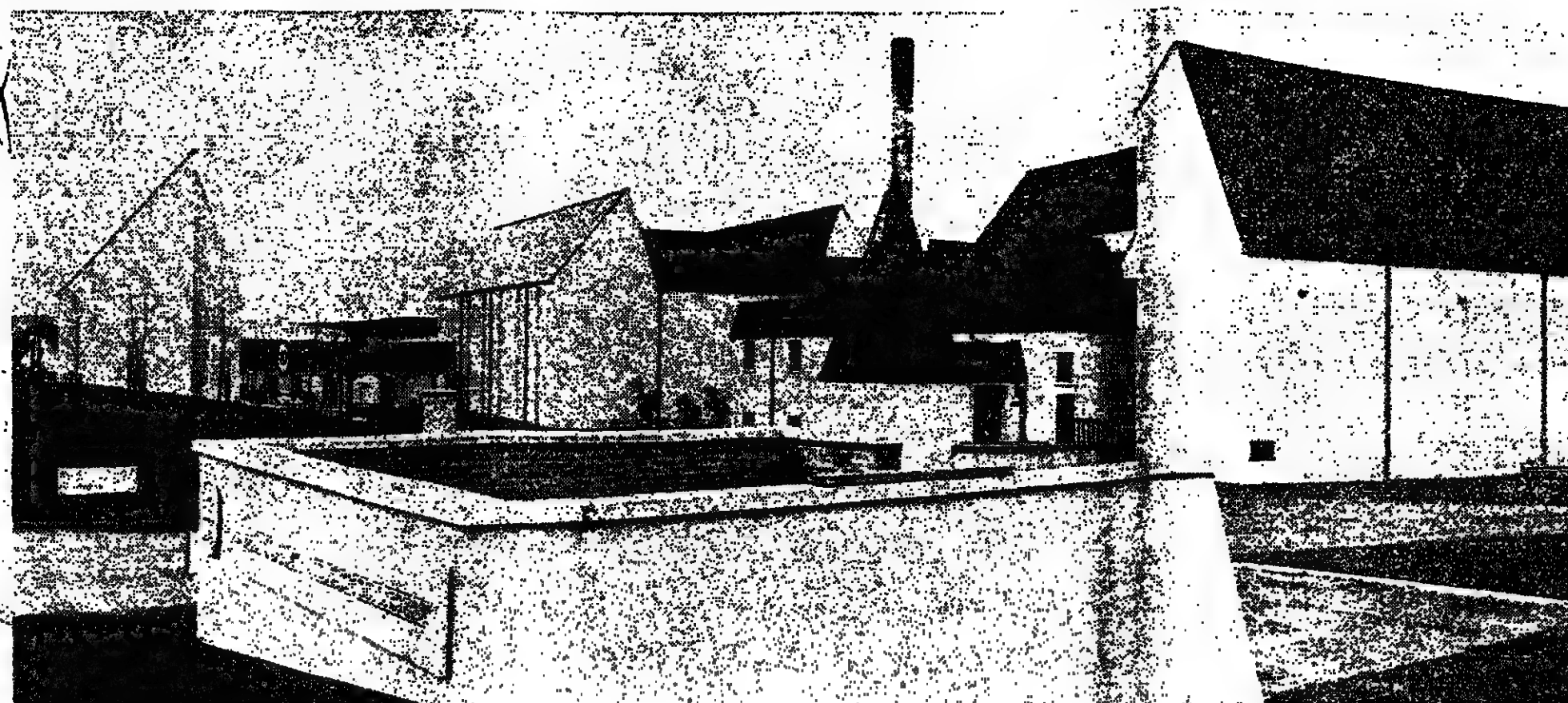
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CONTINUED ON NEXT PAGE



# INDUSTRIAL PROPERTY VII



Runner-up in the Financial Times 1975 Industrial Architecture Award was the Auchrosk Distillery, Banffshire.

## Higher costs mean new warehouse requirements

ation of management, three key costs in physical distribution, along with transport and stock control. The survey of physical distribution management, which has provided the source material for most thinking on this subject, found that these three particular costs amounted to about 8 per cent of companies' gross sales revenue.

Transport was the largest item in a majority of cases, and this priority has probably been extended since the survey was completed. But for one in three of the companies studied, warehousing costs exceeded transport.

### Research

Some of the details Whitehead included about warehousing requirements were particularly valuable to specialist industrial property groups, started as the property industry often is, of extensive market research.

Only a fifth of the companies had warehouses of more than 50,000 square feet. The proportion of warehouses with stacking heights of more than 21 ft. was 15 per cent (only two companies, incidentally, were using the high-lift turret trucks which take stacking capacity through the 30 ft. mark).

Nearly two-thirds of the warehouses were purpose-built (the remainder being converted buildings) and would be interesting to find the purpose-built percentage for warehouses occupied in the past 10 years.

warehouses had been occupied for more than 10 years and 37 per cent of the companies surveyed operated more than six warehouses.

So the broad picture emerges of a lot of small, rather low warehouses. The small element remains to-day: almost all companies and agents agree that the biggest demand at present is in the 10,000 square foot or under range. But the height factor has been changing with the progress in mechanisation which, along with automated inventory and stock systems have revolutionised the inside of the modern warehouse and cut the labour element dramatically.

The company taking warehouse space is talking in property terms of 15 per square foot, but is thinking in cubic feet. The high incidence of 20 feet industrial buildings is, in a sense, a compromise, coming between the pure industrial use requirement of 15 feet or lower and the four loads of a fork-lift pallet which take one up to 25 feet. But with speculative buildings on industrial estates, future marketability has to govern planning.

Where the size and height requirements in warehousing move next is a key question. There was a strong move in the early 1970s towards the concept of a few very large warehouses to replace perhaps dozens of small ones.

The theory of the major warehouses relied on saving handling charges; saving on buffer stock; and, apart from this safety margin, saving on average inventory levels by postponing charges in inventory location to the latest point in the marketing flow, thus pro-

ducing flexibility and reduced risk.

Against this, transport costs were likely to go higher, with the danger of longer journeys and small loads unless orders were grouped. The two views were neatly illustrated in the specialist distribution field, where a newcomer, Cory Distribution opted for the few large warehouses concept, and the longer-established market leader, SPD, stuck to a greater number of units.

Specialist distribution companies, rather than manufacturers or retailers running their own fleets, probably have a better chance to make the large warehouse system work. Mr. Nigel Walker, Lecturer in Estate Management and Valuation at the Department of Surveying, Portsmouth Polytechnic, concludes in a recent study that "the trend of a few years ago for firms to contemplate a single central warehouse and relatively cheap transport has been halted by escalating oil prices and shortages."

### Motorway

He also points out that the Whitehead figures confirm a fast-changing pattern of warehousing. That more than two-thirds of warehouses in the survey had been occupied for ten years or less indicates that this is one area where, largely in response to the opening up of the motorway system, British industry cannot be accused of basing its property planning decisions on inertia.

Where the change of inertia might be levelled is at many

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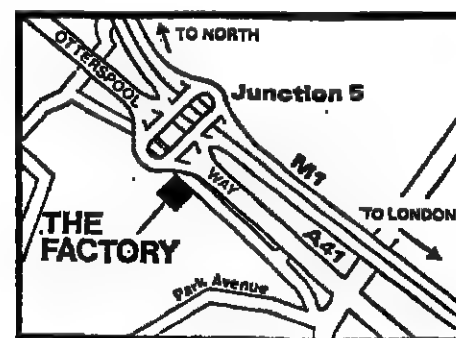
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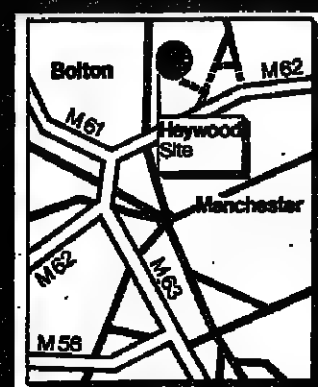
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## Design

CONTINUED FROM PREVIOUS PAGE

Another cause for the poor standard of design of industrial building is the reluctance of successive managements to take the considerable corporate and personal risk of modernisation on (largely) borrowed money.

The solution is simple and in danger of being overquoted: take the risk and modernise. Where existing buildings have to be adapted, plan these adaptations so that they will be up to date in 10 years' time.

Where new buildings are to be planned, design them on the most far-reaching projections of likely work processes, future distribution systems and human behaviour patterns. This is not beyond our capabilities. Britain is currently successfully exporting her industrial expertise to developing countries; our own industrial architecture, at its best, is at least 10 to 15 years ahead of current industrial needs.

Compliance

However, major problems can safely be predicted at the end of this year, when the far-reaching and potentially expensive provisions of the Health and Safety at Work Act 1974 must have been complied with. The Act will improve safety, health and welfare but will it improve the work process? The amount of money and organisation that compliance with its provisions will consume will in many cases effectively stop many rebuilding plans or a rehabilitation job—even though, ironically enough, the

Act itself involves modernisation to a degree.

The current trend, however, is to play it safe and to do as little as needs to be done. As Factory Equipment News announced in their final editorial of 1975: "Manufacturers have spent money only where they have been forced to and this has only meant minor plant improvements and the changes necessary under the Health and Safety at Work Act."

Apart from ad hoc improvements or modernisation on the stop gap principle, a growing trend for firms wishing to improve their facilities is to move to spec-built factories, which usually consist of large open-span buildings, with flexible open space, dispensable non-load-bearing interior walls and provision for office space. Frequently built on the modular system with each module containing essential supply services and allowance for the fitting of partitions, this type of building is much used by smaller companies and is frequently less expensive to rent or buy than the possibly appalling cost of altering out of recognition an already unsuitable building in an attempt to modernise it.

A good example of this is the new premises occupied by the Jay Brown Group at Cricklewood, in north London. This group of contract furnishers urgently needed up-to-date premises to store and distribute their lines of furniture. Their new premises are in an older building converted and designed

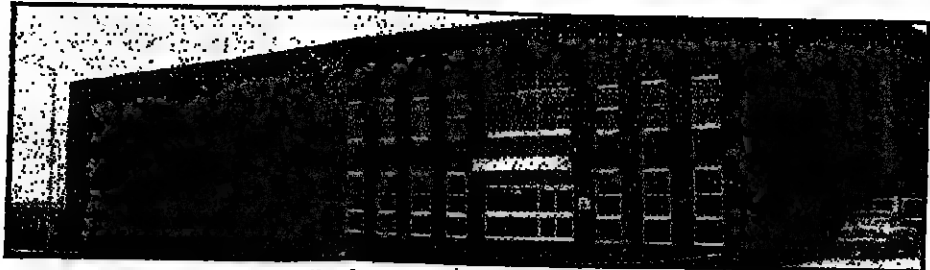
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## INDUSTRIAL PROPERTY VIII

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**Brixton Estate**



Slough Estates' Europark Estate at St. Nikolaas near Brussels.

Little activity in  
U.S. and Europe

THE INDUSTRIAL property scene in both Europe and North America is currently bearing all the marks of the recession with little letting activity, weak rents and very few new schemes being started. The message is the same almost everywhere and has meant that the rapid expansion of British industrial developers on the Continent has come to a halt—and indeed some financially troubled companies have withdrawn, or are doing so.

An industrial project—Slough Estates' St. Nikolaas 63-acre Europark industrial estate between Brussels and Antwerp started well over a decade ago—was in fact the first major British acquisition on the Continent. But it was very much the exception and most of the initial deals involved office developments and investments. This is partly because offices appeared a more straightforward field to move into, though outside Europe several British companies, including MEPC and Slough, have been

active for some time in developing industrial space in, for example, Canada.

A constraining factor on the growth of industrial projects was the general preference for ownership rather than renting their industrial schemes on the Continent. And the phasing of development and the small time lag between initiation and completion relative to offices has had the apparent result that there are not too many problems with void space.

In most cases, problems have arisen because the acquisitions had been financed on too short-term a basis or because of the fundamental weakness of the company back in the U.K.—Lyon being the prime example here. But steady cash flow pressures have also led to the sale of the subsidiary operating on the Continent or some of the Continental schemes—in some cases to British institutions. Rill Samuel, for example, has taken over the shares it did not already own in Reamhurst, a company which had been particularly active on the Continent.

## Partnership

Between these transfers and another, it is difficult to estimate the size of the withdrawal over the past two years. Though it is clear that a number of companies have retained and are determined to retain a number of industrial projects as long-term investments and have funded them accordingly. Of course, in a number of cases, projects had anyway been pre-funded with an institution—for example, Investment and Property Holdings' 23,000 square metres industrial scheme at Wissous in France is being carried out in partnership with the Abbey property bond fund.

At present, few British companies would find it easy to raise new money for schemes with Continental banks or institutions and British financial organisations are also generally unwilling to provide funds for new developments or investment projects abroad. The tightening of exchange control regulations on the movement of capital abroad in the budget two years ago has acted as a check here. But even those companies with existing strong cash resources which can be used abroad are unlikely to start work on new projects until demand shows signs of improving.

## Warehouse

Most of these companies have been involved in warehouse projects around distribution centres such as airports and motorway links. There has, for example, been a cluster of warehouse schemes around the exits to Paris leading to both Orly and the new Roissy airport, and similarly at Zaventem in Brussels. In Germany, Porz, near Cologne, has attracted three British developers—Westmoreland, Investment and Property Holdings, and a joint Slough/Mackenzie Hill company—at one time at the end of 1974 they were developing over a quarter of a million square feet of space.

The total activity was on a much smaller scale than in the office sector—partly because the letting market was in a relatively undeveloped state in a number of countries but also because the British acquisitions were generally made towards the end of the main "boom" period. As the list of companies mentioned above shows, most of the leading specialist industrial developers in Britain were involved by the end of 1973.

The expansion stopped in most cases at the end of 1973 and in the early months of 1974 because of the combination of schemes, so there is less branch worldwide recession and new space on the market

though plenty of older build-

ings. An illustration of what has been happening in one particular market—and in this instance probably fairly typical—has been provided by two recent surveys of the German property scene from Jones Lang Wootton and Weatherall Green and Smith, both of which have offices in Germany.

Weatheralls make the important point that while a number of developers have looked at the attractions of industrial development yields—currently 11 to 12 per cent—only a handful of deals have been agreed during the last 12 months. This is due not only to the reluctance of developers to become involved in further commitments but also because there is a shortage of suitable sites becoming available at reasonable prices for a normal speculative warehousing development.

The industrial investment scene has also been pretty quiet with little demand from German purchasers though some interest from international institutions. But there are too few deals to constitute a proper market with a notional price yield of between 9 and 10 per cent.

Both reports highlight the weakness of the letting market over the last 12 months compared with previously. Jones Lang point out, for example, that while lettings have frequently been for three, five or 10 years, it has become increasingly difficult during the recession of the last year to persuade tenants to accept a period as long as 10 years.

Rents have remained fairly static during the last 12 months

with the highest figures achieved in Munich and

further where the warehouse per month, according to Lang, is DM5.50 to DM6.50 a square metre a month. Weatheralls suggest that the current maximum rental level in Germany may be slightly lower, perhaps DM5.50 a square metre monthly normally the pinpoints several "rental lettings" in the warehouse

Elsewhere, the scene has been quiet and Weatheralls say in Dusseldorf, where warehousing and industrial rents remained fairly static over the last 12 months at DM5.60 and DM6.50 a square metre per month, schemes have been securing tenants.

## Ancillary

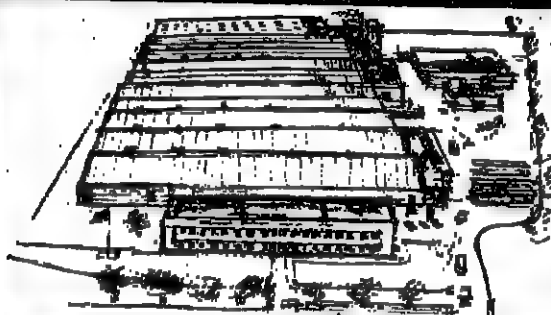
The range of DM5.60 to DM6.50 appears to be a fairly tight range for the warehouse and ancillary schemes being offered at DM5.60 in most cases the maximum may be DM6.50 in Hamburg and Munich.

A broadly similar picture seems to apply throughout the rest of the Continent and indeed in the U.K., with a change in rents over the year or so because of a demand, though once the demand there could be a movement again. However, it seems certain to be smaller than in Germany, and will probably, anyway, involve some of the specialist industrial developers.

Peter Ridd

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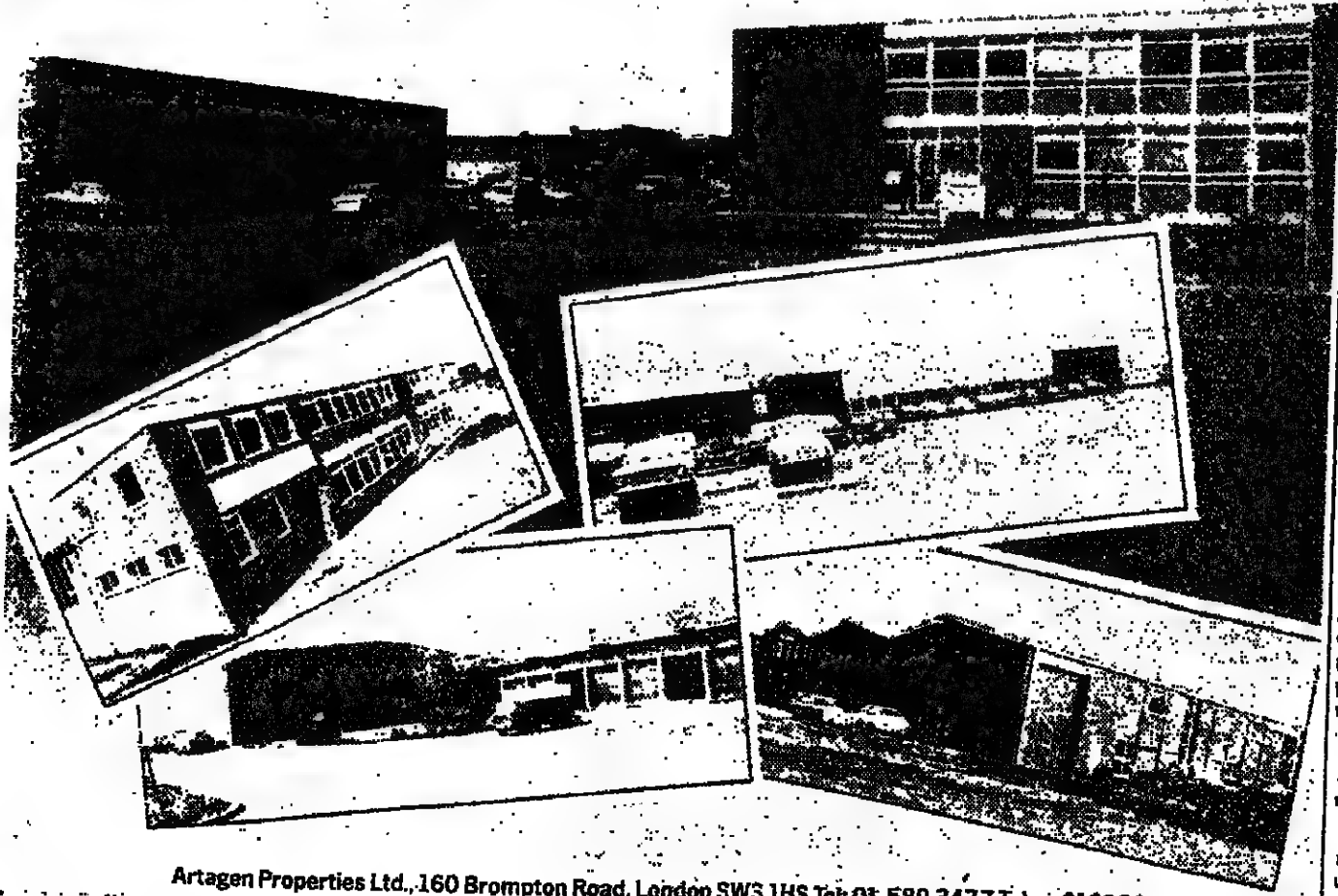
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the 1990s, the number of people in the world who are illiterate has increased from 1.2 billion to 1.5 billion. The number of illiterate people in the world is projected to reach 1.7 billion by the year 2015. The number of illiterate people in the world is projected to reach 1.7 billion by the year 2015.



Table with 4 columns: Date, Announcement, Dividend, and Notes. Lists various companies and their dividend announcements.

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# INTERNATIONAL COMPANY NEWS

## BHP profits down 48%

BY JAMES FORTH  
PROFITS of Broken Hill Proprietary Company plunged by 48 per cent from \$450m to \$235m in the November half year. The result left a margin of less than 3 per cent on steady interim dividend of 14.5 cents a share. The principal factor in the decline was a loss of \$267m from steel operations. BHP is Australia's only steel producer, with a profit of \$22m, in the first half of 1974-75.

Results from the minerals division, mainly the group's mineral exports activities, dipped from \$161m to \$152m. Profits from oil and gas operations increased from \$355m to \$420m, while other operations contributed \$47m, compared with \$46m previously. BHP has its own method of accounting for inflation. This is reflected in a charge against profits of \$110m for fixed asset utilisation, a rise of \$15m.

Steel exports contributed only \$15m, or 1.7 per cent of gross steel earnings of \$87m, before tax, fixed asset utilisation and financing charges. In the first half of the previous year steel exports made up 47 per cent of gross steel earnings. BHP expects only a slow recovery in the steel market for the remainder of the year.

The improvement from the oil division came from increased sales. Benefits of price increases had been absorbed by government levies. In the minerals division, higher prices for iron ore and manganese were eroded by the effects of industrial action.

Problems with the steel division arose from a low level of domestic demand. Australian sales fell by 15 per cent to 217,000 tonnes. The company was forced to seek exports to keep plants operating at a high, although reduced, level of capacity. However, export steel prices collapsed during the period and are now only 50 per cent of the levels ruling a year ago.

At the same time, Chairman M. Michel Lesieur, whose family controls 51 per cent of the group's capital, reported that the operating losses of the key subsidiary, Lesieur Cotelec, had increased from \$10m to \$15m in 1975, making a total deficit of \$130m (\$14m) over the last two years.

The news follows a standstill in sales at group level, at around \$3.3bn, (\$360m), and for LCA at around \$1.2bn, (\$260m). Sales of edible oils dropped 9 per cent as a result of lower con-

sumer demand and a run-down of stocks by wholesalers. Most alarmingly, however, M. Lesieur could see no end in sight to the management dispute which has bedevilled his company for more than three years, and involved deep uncertainty over its future.

# MINING NOTEBOOK

## Problems and posers for Australian uranium

BY LULDESTAR  
THE POLSSTAR Australian uranium scene still dominates the mining share market. The problems posed for the participants therein are legion. Let us have a look at some of them.

The first thing that has to be borne in mind is that the Peko-EZ Industries partnership's Ranger deposit, although now by no means the largest, following the latest discovery of the Olympic Dam, is still the number one favourite for the first government go-ahead. This is partly because of its all-Australian content. And, secondly, because it already has some kind of a deal with the former Labor administration. There is a degree of irony in this. A few years ago Peko-EZ was fighting off government participation in the Ranger deposit, with the money, as the Australians would say, "in the pocket".

His suggestion was Ocean Resources which is probing ground adjacent to the Olympic Dam. His reasoning was that speculative interest in these shares could begin to pick up in the event of the resumption of the company's exploration activity in March after the "big wet". Friday's price was 88p.

Reports from Australia that the Gold Fields of South Africa, Consolidated Gold Fields Australia, has sold half its 14 per cent stake in Peko-EZ to the Government, would Noranda for its Jim Jim deposit.

Money raising. In the meantime, with its north American flair, Pancontinental is unlikely to repeat the historical mistake made by Noranda which inexplicably did not take advantage of the kind of soaring share price rise that had never been seen again to raise fresh capital.

So far as the kind of quick movement that could begin to take along in the wake of an intriguing world-wide market movement that has been born recently and which has been taking up the national Resources Minister Doug Anthony comes back with after his current visit to Japan. There is also the problem of Justice Fox's environmental inquiry. He is a prickly man who is prepared to be swayed by the Government's obvious anxiety to get his verdict as quickly as possible. June is the target date.

Leopold lingers. The queries continue to roll in for the Australian whatever happened to "series. One target 88p on Friday.

Things seem to be hotting up on the Irish front. The latest report from Canada is that Noranda's Kerr Addison has taken over the 75 per cent stake in the Silvermines lead-zinc operation in Tipperary from international financier Noranda. It is one of the major shareholders in the big Tara zinc project. Comment from Toronto over the week-end was that this deal could have been the talk of the previous week-end here, that there might be a bid for Noranda Exploration which runs the Tynagh lead-zinc mine in Galway and has a stake in the Tynagh zinc project, which is of importance in the running battle for control of that company.

# Lesieur economy drive

BY RUPERT CORNWELL  
PARIS, Feb. 8. LESIEUR, the troubled French oil and gas group, last week announced an economy programme designed to save it \$10m to \$15m in a full year, including a cut in stocks and internal rationalisation measures.

At the same time, Chairman M. Michel Lesieur, whose family controls 51 per cent of the group's capital, reported that the operating losses of the key subsidiary, Lesieur Cotelec, had increased from \$10m to \$15m in 1975, making a total deficit of \$130m (\$14m) over the last two years.

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# Oce fourth quarter revival

BY MICHAEL VAN O.  
AMSTERDAM, Feb. 8. OCE-VAN DER GRINTEN, the Dutch manufacturer of reprographic materials and apparatus, has announced a revival of its sales abroad, said that according to provisional figures it had been able to raise net profits by 70 per cent to \$15.7m in 1975.

The company added from Venlo that it was proposed to pay an unchanged dividend of \$15.50 cash per share of \$10, of which half had already been paid as a dividend in November. It said that the profit per share had fallen from \$15.71 (corrected for a rights issue) to \$15.78 in 1975, citing the effects of the rights issue of 1.5 at \$15.78 in June, 1975, and the conversion of debentures.

The company's sales rose by 8 per cent to \$15.622m.

VMF U.S. expansion. BY MICHAEL VAN O. AMSTERDAM, Feb. 8. VMF-STORK, the Dutch Amalgamated engineering company, has made another acquisition in the U.S., taking over Gainesville (Ga.) Company (Ganeco), an undisclosed cash deal. It was announced here. The U.S. company is a specialised manufacturer of poultry slaughter systems in which it is reported a stake of 40 per cent in the U.S. VMF-Stork said in Amsterdam that Ganeco will become part of its U.S. holding company Stork Inc., Wilmington, Delaware, and in organisational sense a subsidiary of Stork-FMT in Bozmeer, Holland.

Gold Market. Feb. 8, 1976. Feb. 8, 1976. Gold Bullion (to melt) \$1204.12-1214.12 \$1204.12-1214.12 Gold Bars (to melt) \$1204.12-1214.12 \$1204.12-1214.12 Gold Coins (to melt) \$1204.12-1214.12 \$1204.12-1214.12

FOREIGN EXCHANGES. Feb. 8, 1976. Market Rates. New York \$1.00 = 2.46 \$/£. London \$1.00 = 2.46 \$/£. Paris \$1.00 = 6.55 \$/F. Frankfurt \$1.00 = 3.36 \$/M. Zurich \$1.00 = 2.00 \$/S.

OTHER MARKETS. Argentina 125.1-127.1. Brazil 125.1-127.1. Canada 125.1-127.1. Hong Kong 125.1-127.1. India 125.1-127.1. Japan 125.1-127.1. Korea 125.1-127.1. Malaysia 125.1-127.1. Singapore 125.1-127.1. Taiwan 125.1-127.1. Thailand 125.1-127.1. Philippines 125.1-127.1. South Africa 125.1-127.1. Sweden 125.1-127.1. Switzerland 125.1-127.1. United Kingdom 125.1-127.1. United States 125.1-127.1.

# World Economic Indicators

Table with 4 columns: Country, Indicator, and Value. Lists various economic indicators for different countries.

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# Money & Exchanges

Bank of England Minimum Lending Rate 9 per cent. (Since February 4, 1976). Interest rates fell sharply again in the London money market last week, with the three-month sterling certificate yield falling to 9.4 per cent, from 9.8 per cent at the end of the previous week. Discount houses buying rates for three-month Treasury bills were at levels which indicated a cut of at least 1 per cent in Bank of England Minimum Lending Rate, and on Thursday rates were under 9 per cent in places, giving rise to speculation of a possible further 1 per cent reduction in M.L.R. At the weekly Treasury bill tender on Friday, the average rate of discount fell by 0.026 per cent to 8.789 per cent, and M.L.R. was cut by 1 per cent to 9.4 per cent.

Day-to-day credit was in very short supply last Monday, and authorities gave assistance by buying an exceptional amount of Treasury bills and corporation bonds. The rate of discount on Treasury bills was given on Tuesday by "way" of Treasury bills, and the authorities bought a large number of Treasury bills and corporation bonds.

The U.S. dollar was generally weaker against other major currencies, with its trade-weighted depreciation, as calculated by Morgan Guaranty, widening to 2.66 per cent, from 2.17 per cent at the end of the previous week. The dollar received large support from the Japanese authorities, and it was estimated that the Bank of Japan bought around \$500m between Tuesday and Thursday.

The Japanese yen was very strong and its trade-weighted change, on the Morgan Guaranty basis, moved to an appreciation of 0.47 per cent, from a depreciation of 0.47 per cent, between Tuesday and Wednesday. The Italian lira was steadier, following measures to reduce liquidity within the Italian banking system. Its depreciation, as calculated by Morgan Guaranty, finished at 40.11 per cent, compared with 41.61 per cent, on the day before, and after touching 43.06 per cent, on Tuesday. German marks were very firm, improving against the dollar and touching 41.61 per cent, on the day before, and after touching 43.06 per cent, on Tuesday.

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## INTERNATIONAL COMPANY NEWS EURO MARKETS

## EUROBONDS

## New issue pause helps prices

BY MARY CAMPBELL

THE DOLLAR sectors of the Eurobond market had a welcome respite last week and prices of many outstanding bonds benefited. Bigger gains were seen, however, in the non-dollar sectors. Demand for Deutsche mark and Swiss franc bonds has been heavy in recent days, banking sources suggest, and coupons continue on the way down.

There are currently two issues on offer in the D-mark sector, apart from the rather special case of the World Bank's DM250m. They both offer identical terms—DM50m. for five years at 8 1/2 per cent. The borrowers are Hitachi and the City of Malmo. A discount had

originally been indicated for Hitachi but is now unlikely. Malmo has been indicated at par from the start.

Coupons have been cut again in the Swiss franc sector with the European Investment Bank offering 7 1/2 per cent on its Sw.Frs.100m. The previous issue, Sw.Frs.30m. for ICI, had offered 7 1/2 per cent, while 7 1/4 had been the lowest for issue prior to that.

Iceland is raising 12m. units of account via Credit Commercial de France. Indicated coupon is 8 1/2 per cent and maturity seven years.

In the dollar sectors increases in size continue to be possible for good quality issues. Société

Financière Européenne's \$25m. financing has been raised to \$30m. with the coupon remaining unaltered at 9 per cent on a year pricing. Terms of Mitsui Mining and Smelting's \$35m. issue have now been confirmed. Maturity will be five years and coupon 9 1/2 per cent.

Among SEC-registered issues, Kubota's \$50m. convertible has been raised to \$75m. The coupon is 6 1/2 per cent and the issue price is 95. The conversion price is Yen 335 per share compared with Yen 330 per share on Feb. 23 last. The conversion price for the depositary receipts is \$23.70. The yen dollar exchange rate has been set at 303.

## Mosbert liquidation moves

By Philip Bowring

HONG KONG, Feb. 8.

A NON-EXECUTIVE director of Mosbert Holdings, Mr. Peter P. Chan, said at the weekend that Mosbert Holdings would not oppose the winding up petition made by FAL Insurance, an Australian company which alleges that Mosbert has failed to meet a financial commitment to it.

Meanwhile, it has been confirmed here that a provisional liquidator has been appointed for Mosbert, pending the hearing of the winding up petition.

Mr. Chan also said that three wholly owned Hong Kong subsidiaries of Mosbert Holdings would go into voluntary liquidation. The three are engaged in property development and investment.

Mr. Chan, who is also Chairman of the Kowloon Stock Exchange, the smallest of the four in Hong Kong and the only one on which Mosbert Holdings is listed, was unable to give further details. Executive directors of the company, including Roy Lim, who became Chairman on Amos Dawe's resignation last month, are in Singapore and Malaysia.

## AUSTRALIAN WEEKLY LIST

Australian \$	Feb. 6	Jan. 30	Australian \$	Feb. 6	Jan. 30
Advertiser Newspaper	11.88	1.58	Kiwi Int.	10.67	10.78
Amalgamated Newspapers	11.88	1.58	Langtry	10.67	10.78
Amalgamated Newspapers	11.88	1.58	Langtry	10.67	10.78
Amalgamated Newspapers	11.88	1.58	Langtry	10.67	10.78
Amalgamated Newspapers	11.88	1.58	Langtry	10.67	10.78
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Amalgamated Newspapers	11.88	1.58	Langtry	10.67	10.78

## TEL AVIV STOCK EXCHANGE

Company	Price	Change	Company	Price	Change
Banking, Insurance and Finance			Investment Companies		
Bank Leumi Le Israel	205	-1.0	Bank Leumi Le Israel	192	-5.0
Bank of Israel	205	-1.0	Bank of Israel	192	-5.0
Bank of Israel	205	-1.0	Bank of Israel	192	-5.0
Bank of Israel	205	-1.0	Bank of Israel	192	-5.0
Bank of Israel	205	-1.0	Bank of Israel	192	-5.0
Bank of Israel	205	-1.0	Bank of Israel	192	-5.0
Bank of Israel	205	-1.0	Bank of Israel	192	-5.0
Bank of Israel	205	-1.0	Bank of Israel	192	-5.0
Bank of Israel	205	-1.0	Bank of Israel	192	-5.0

## HONG KONG

Hong Kong \$	Feb. 8	Jan. 30	Hong Kong \$	Feb. 8	Jan. 30
Amalgamated Rubber	1.66	1.67	Amalgamated Rubber	1.66	1.67
Amalgamated Rubber	1.66	1.67	Amalgamated Rubber	1.66	1.67
Amalgamated Rubber	1.66	1.67	Amalgamated Rubber	1.66	1.67
Amalgamated Rubber	1.66	1.67	Amalgamated Rubber	1.66	1.67
Amalgamated Rubber	1.66	1.67	Amalgamated Rubber	1.66	1.67
Amalgamated Rubber	1.66	1.67	Amalgamated Rubber	1.66	1.67
Amalgamated Rubber	1.66	1.67	Amalgamated Rubber	1.66	1.67
Amalgamated Rubber	1.66	1.67	Amalgamated Rubber	1.66	1.67
Amalgamated Rubber	1.66	1.67	Amalgamated Rubber	1.66	1.67

## CORAL INDEX

Investment premium based on \$2.00 per \$1.111% (114.1%)

1978-79 Low Stock Feb. 8

1978-79 Low Stock Feb. 8

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## JOHANNESBURG

Feb. 6	Jan. 30	Feb. 6	Jan. 30
Anglo American Corp.	1.35	1.35	1.35
Anglo American Corp.	1.35	1.35	1.35
Anglo American Corp.	1.35	1.35	1.35
Anglo American Corp.	1.35	1.35	1.35
Anglo American Corp.	1.35	1.35	1.35
Anglo American Corp.	1.35	1.35	1.35
Anglo American Corp.	1.35	1.35	1.35
Anglo American Corp.	1.35	1.35	1.35
Anglo American Corp.	1.35	1.35	1.35
Anglo American Corp.	1.35	1.35	1.35

## CANADIAN WEEKLY LIST

Stock	Feb. 6	Jan. 30	Stock	Feb. 6	Jan. 30
Alberta Gas Tr. Ltd.	12.5	12.5	Alberta Gas Tr. Ltd.	12.5	12.5
Alberta Gas Tr. Ltd.	12.5	12.5	Alberta Gas Tr. Ltd.	12.5	12.5
Alberta Gas Tr. Ltd.	12.5	12.5	Alberta Gas Tr. Ltd.	12.5	12.5
Alberta Gas Tr. Ltd.	12.5	12.5	Alberta Gas Tr. Ltd.	12.5	12.5
Alberta Gas Tr. Ltd.	12.5	12.5	Alberta Gas Tr. Ltd.	12.5	12.5
Alberta Gas Tr. Ltd.	12.5	12.5	Alberta Gas Tr. Ltd.	12.5	12.5
Alberta Gas Tr. Ltd.	12.5	12.5	Alberta Gas Tr. Ltd.	12.5	12.5
Alberta Gas Tr. Ltd.	12.5	12.5	Alberta Gas Tr. Ltd.	12.5	12.5
Alberta Gas Tr. Ltd.	12.5	12.5	Alberta Gas Tr. Ltd.	12.5	12.5

## BETHLEHEM

earnings in decline

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## Indices

## NEW YORK

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# AUTHORISED UNIT TRUSTS

<b>St. Mary's Ltd. (a/c)</b> 10, Abchurch Lane, E.C. 4A 01-408 8041 St. Mary's Unit Trust 10, Abchurch Lane, E.C. 4A 01-408 8041	<b>Bridge Trustees Ltd. (a/c)</b> 10, Abchurch Lane, E.C. 4A 01-408 8041 Bridge Trustees Unit Trust 10, Abchurch Lane, E.C. 4A 01-408 8041	<b>Garthmore Fund Managers (a/c)</b> 10, Abchurch Lane, E.C. 4A 01-408 8041 Garthmore Fund Managers Unit Trust 10, Abchurch Lane, E.C. 4A 01-408 8041	<b>Legal &amp; General Tyndall Fund</b> 10, Abchurch Lane, E.C. 4A 01-408 8041 Legal & General Tyndall Fund Unit Trust 10, Abchurch Lane, E.C. 4A 01-408 8041	<b>Metropolitan Unit Trust Managers (a/c)</b> 10, Abchurch Lane, E.C. 4A 01-408 8041 Metropolitan Unit Trust Managers Unit Trust 10, Abchurch Lane, E.C. 4A 01-408 8041	<b>Seaboard Unit Trust Managers Ltd. (a/c)</b> 10, Abchurch Lane, E.C. 4A 01-408 8041 Seaboard Unit Trust Managers Ltd. Unit Trust 10, Abchurch Lane, E.C. 4A 01-408 8041	<b>Target Trust Mgrs. (Scotland) (a/c)</b> 10, Abchurch Lane, E.C. 4A 01-408 8041 Target Trust Mgrs. (Scotland) Unit Trust 10, Abchurch Lane, E.C. 4A 01-408 8041	<b>Trades Union Unit Trust Managers (a/c)</b> 10, Abchurch Lane, E.C. 4A 01-408 8041 Trades Union Unit Trust Managers Unit Trust 10, Abchurch Lane, E.C. 4A 01-408 8041
<b>St. Mary's Ltd. (a/c)</b> 10, Abchurch Lane, E.C. 4A 01-408 8041 St. Mary's Unit Trust 10, Abchurch Lane, E.C. 4A 01-408 8041	<b>Bridge Trustees Ltd. (a/c)</b> 10, Abchurch Lane, E.C. 4A 01-408 8041 Bridge Trustees Unit Trust 10, Abchurch Lane, E.C. 4A 01-408 8041	<b>Garthmore Fund Managers (a/c)</b> 10, Abchurch Lane, E.C. 4A 01-408 8041 Garthmore Fund Managers Unit Trust 10, Abchurch Lane, E.C. 4A 01-408 8041	<b>Legal &amp; General Tyndall Fund</b> 10, Abchurch Lane, E.C. 4A 01-408 8041 Legal & General Tyndall Fund Unit Trust 10, Abchurch Lane, E.C. 4A 01-408 8041	<b>Metropolitan Unit Trust Managers (a/c)</b> 10, Abchurch Lane, E.C. 4A 01-408 8041 Metropolitan Unit Trust Managers Unit Trust 10, Abchurch Lane, E.C. 4A 01-408 8041	<b>Seaboard Unit Trust Managers Ltd. (a/c)</b> 10, Abchurch Lane, E.C. 4A 01-408 8041 Seaboard Unit Trust Managers Ltd. Unit Trust 10, Abchurch Lane, E.C. 4A 01-408 8041	<b>Target Trust Mgrs. (Scotland) (a/c)</b> 10, Abchurch Lane, E.C. 4A 01-408 8041 Target Trust Mgrs. (Scotland) Unit Trust 10, Abchurch Lane, E.C. 4A 01-408 8041	<b>Trades Union Unit Trust Managers (a/c)</b> 10, Abchurch Lane, E.C. 4A 01-408 8041 Trades Union Unit Trust Managers Unit Trust 10, Abchurch Lane, E.C. 4A 01-408 8041
<b>St. Mary's Ltd. (a/c)</b> 10, Abchurch Lane, E.C. 4A 01-408 8041 St. Mary's Unit Trust 10, Abchurch Lane, E.C. 4A 01-408 8041	<b>Bridge Trustees Ltd. (a/c)</b> 10, Abchurch Lane, E.C. 4A 01-408 8041 Bridge Trustees Unit Trust 10, Abchurch Lane, E.C. 4A 01-408 8041	<b>Garthmore Fund Managers (a/c)</b> 10, Abchurch Lane, E.C. 4A 01-408 8041 Garthmore Fund Managers Unit Trust 10, Abchurch Lane, E.C. 4A 01-408 8041	<b>Legal &amp; General Tyndall Fund</b> 10, Abchurch Lane, E.C. 4A 01-408 8041 Legal & General Tyndall Fund Unit Trust 10, Abchurch Lane, E.C. 4A 01-408 8041	<b>Metropolitan Unit Trust Managers (a/c)</b> 10, Abchurch Lane, E.C. 4A 01-408 8041 Metropolitan Unit Trust Managers Unit Trust 10, Abchurch Lane, E.C. 4A 01-408 8041	<b>Seaboard Unit Trust Managers Ltd. (a/c)</b> 10, Abchurch Lane, E.C. 4A 01-408 8041 Seaboard Unit Trust Managers Ltd. Unit Trust 10, Abchurch Lane, E.C. 4A 01-408 8041	<b>Target Trust Mgrs. (Scotland) (a/c)</b> 10, Abchurch Lane, E.C. 4A 01-408 8041 Target Trust Mgrs. (Scotland) Unit Trust 10, Abchurch Lane, E.C. 4A 01-408 8041	<b>Trades Union Unit Trust Managers (a/c)</b> 10, Abchurch Lane, E.C. 4A 01-408 8041 Trades Union Unit Trust Managers Unit Trust 10, Abchurch Lane, E.C. 4A 01-408 8041

## INSURANCE, PROPERTY, BONDS

<b>Abbey Life Assurance Co. Ltd.</b> 10, Abchurch Lane, E.C. 4A 01-408 8041 Abbey Life Assurance Co. Ltd. Unit Trust 10, Abchurch Lane, E.C. 4A 01-408 8041	<b>Cheltenham Life Assurance Co. Ltd.</b> 10, Abchurch Lane, E.C. 4A 01-408 8041 Cheltenham Life Assurance Co. Ltd. Unit Trust 10, Abchurch Lane, E.C. 4A 01-408 8041	<b>Hamlyn Life Assurance Limited</b> 10, Abchurch Lane, E.C. 4A 01-408 8041 Hamlyn Life Assurance Limited Unit Trust 10, Abchurch Lane, E.C. 4A 01-408 8041	<b>Life &amp; Equity Assurance</b> 10, Abchurch Lane, E.C. 4A 01-408 8041 Life & Equity Assurance Unit Trust 10, Abchurch Lane, E.C. 4A 01-408 8041	<b>Oaklife Assurance Ltd.</b> 10, Abchurch Lane, E.C. 4A 01-408 8041 Oaklife Assurance Ltd. Unit Trust 10, Abchurch Lane, E.C. 4A 01-408 8041	<b>Scott. Widows' Fund &amp; Life Assn. Soc.</b> 10, Abchurch Lane, E.C. 4A 01-408 8041 Scott. Widows' Fund & Life Assn. Soc. Unit Trust 10, Abchurch Lane, E.C. 4A 01-408 8041	<b>Slater Walker Insurance Co. Ltd.</b> 10, Abchurch Lane, E.C. 4A 01-408 8041 Slater Walker Insurance Co. Ltd. Unit Trust 10, Abchurch Lane, E.C. 4A 01-408 8041	<b>Sun Life of Canada (U.K.) Ltd.</b> 10, Abchurch Lane, E.C. 4A 01-408 8041 Sun Life of Canada (U.K.) Ltd. Unit Trust 10, Abchurch Lane, E.C. 4A 01-408 8041
<b>Abbey Life Assurance Co. Ltd.</b> 10, Abchurch Lane, E.C. 4A 01-408 8041 Abbey Life Assurance Co. Ltd. Unit Trust 10, Abchurch Lane, E.C. 4A 01-408 8041	<b>Cheltenham Life Assurance Co. Ltd.</b> 10, Abchurch Lane, E.C. 4A 01-408 8041 Cheltenham Life Assurance Co. Ltd. Unit Trust 10, Abchurch Lane, E.C. 4A 01-408 8041	<b>Hamlyn Life Assurance Limited</b> 10, Abchurch Lane, E.C. 4A 01-408 8041 Hamlyn Life Assurance Limited Unit Trust 10, Abchurch Lane, E.C. 4A 01-408 8041	<b>Life &amp; Equity Assurance</b> 10, Abchurch Lane, E.C. 4A 01-408 8041 Life & Equity Assurance Unit Trust 10, Abchurch Lane, E.C. 4A 01-408 8041	<b>Oaklife Assurance Ltd.</b> 10, Abchurch Lane, E.C. 4A 01-408 8041 Oaklife Assurance Ltd. Unit Trust 10, Abchurch Lane, E.C. 4A 01-408 8041	<b>Scott. Widows' Fund &amp; Life Assn. Soc.</b> 10, Abchurch Lane, E.C. 4A 01-408 8041 Scott. Widows' Fund & Life Assn. Soc. Unit Trust 10, Abchurch Lane, E.C. 4A 01-408 8041	<b>Slater Walker Insurance Co. Ltd.</b> 10, Abchurch Lane, E.C. 4A 01-408 8041 Slater Walker Insurance Co. Ltd. Unit Trust 10, Abchurch Lane, E.C. 4A 01-408 8041	<b>Sun Life of Canada (U.K.) Ltd.</b> 10, Abchurch Lane, E.C. 4A 01-408 8041 Sun Life of Canada (U.K.) Ltd. Unit Trust 10, Abchurch Lane, E.C. 4A 01-408 8041
<b>Abbey Life Assurance Co. Ltd.</b> 10, Abchurch Lane, E.C. 4A 01-408 8041 Abbey Life Assurance Co. Ltd. Unit Trust 10, Abchurch Lane, E.C. 4A 01-408 8041	<b>Cheltenham Life Assurance Co. Ltd.</b> 10, Abchurch Lane, E.C. 4A 01-408 8041 Cheltenham Life Assurance Co. Ltd. Unit Trust 10, Abchurch Lane, E.C. 4A 01-408 8041	<b>Hamlyn Life Assurance Limited</b> 10, Abchurch Lane, E.C. 4A 01-408 8041 Hamlyn Life Assurance Limited Unit Trust 10, Abchurch Lane, E.C. 4A 01-408 8041	<b>Life &amp; Equity Assurance</b> 10, Abchurch Lane, E.C. 4A 01-408 8041 Life & Equity Assurance Unit Trust 10, Abchurch Lane, E.C. 4A 01-408 8041	<b>Oaklife Assurance Ltd.</b> 10, Abchurch Lane, E.C. 4A 01-408 8041 Oaklife Assurance Ltd. Unit Trust 10, Abchurch Lane, E.C. 4A 01-408 8041	<b>Scott. Widows' Fund &amp; Life Assn. Soc.</b> 10, Abchurch Lane, E.C. 4A 01-408 8041 Scott. Widows' Fund & Life Assn. Soc. Unit Trust 10, Abchurch Lane, E.C. 4A 01-408 8041	<b>Slater Walker Insurance Co. Ltd.</b> 10, Abchurch Lane, E.C. 4A 01-408 8041 Slater Walker Insurance Co. Ltd. Unit Trust 10, Abchurch Lane, E.C. 4A 01-408 8041	<b>Sun Life of Canada (U.K.) Ltd.</b> 10, Abchurch Lane, E.C. 4A 01-408 8041 Sun Life of Canada (U.K.) Ltd. Unit Trust 10, Abchurch Lane, E.C. 4A 01-408 8041

## OFFSHORE AND OVERSEAS FUNDS

<b>Albany Fund Management Co. Ltd.</b> 10, Abchurch Lane, E.C. 4A 01-408 8041 Albany Fund Management Co. Ltd. Unit Trust 10, Abchurch Lane, E.C. 4A 01-408 8041	<b>Delta Group</b> 10, Abchurch Lane, E.C. 4A 01-408 8041 Delta Group Unit Trust 10, Abchurch Lane, E.C. 4A 01-408 8041	<b>King &amp; Shaxson Mgrs. (Jersey) Ltd.</b> 10, Abchurch Lane, E.C. 4A 01-408 8041 King & Shaxson Mgrs. (Jersey) Ltd. Unit Trust 10, Abchurch Lane, E.C. 4A 01-408 8041	<b>Nephean Int'l. Fund Mgrs.</b> 10, Abchurch Lane, E.C. 4A 01-408 8041 Nephean Int'l. Fund Mgrs. Unit Trust 10, Abchurch Lane, E.C. 4A 01-408 8041	<b>Tokyo Pacific Holdings N.V.</b> 10, Abchurch Lane, E.C. 4A 01-408 8041 Tokyo Pacific Holdings N.V. Unit Trust 10, Abchurch Lane, E.C. 4A 01-408 8041	<b>Tokyo Pacific Edge (Seaboard) N.V.</b> 10, Abchurch Lane, E.C. 4A 01-408 8041 Tokyo Pacific Edge (Seaboard) N.V. Unit Trust 10, Abchurch Lane, E.C. 4A 01-408 8041	<b>United States Tr. Int'l. Adv. Co.</b> 10, Abchurch Lane, E.C. 4A 01-408 8041 United States Tr. Int'l. Adv. Co. Unit Trust 10, Abchurch Lane, E.C. 4A 01-408 8041	<b>World Wide Growth Management</b> 10, Abchurch Lane, E.C. 4A 01-408 8041 World Wide Growth Management Unit Trust 10, Abchurch Lane, E.C. 4A 01-408 8041
<b>Albany Fund Management Co. Ltd.</b> 10, Abchurch Lane, E.C. 4A 01-408 8041 Albany Fund Management Co. Ltd. Unit Trust 10, Abchurch Lane, E.C. 4A 01-408 8041	<b>Delta Group</b> 10, Abchurch Lane, E.C. 4A 01-408 8041 Delta Group Unit Trust 10, Abchurch Lane, E.C. 4A 01-408 8041	<b>King &amp; Shaxson Mgrs. (Jersey) Ltd.</b> 10, Abchurch Lane, E.C. 4A 01-408 8041 King & Shaxson Mgrs. (Jersey) Ltd. Unit Trust 10, Abchurch Lane, E.C. 4A 01-408 8041	<b>Nephean Int'l. Fund Mgrs.</b> 10, Abchurch Lane, E.C. 4A 01-408 8041 Nephean Int'l. Fund Mgrs. Unit Trust 10, Abchurch Lane, E.C. 4A 01-408 8041	<b>Tokyo Pacific Holdings N.V.</b> 10, Abchurch Lane, E.C. 4A 01-408 8041 Tokyo Pacific Holdings N.V. Unit Trust 10, Abchurch Lane, E.C. 4A 01-408 8041	<b>Tokyo Pacific Edge (Seaboard) N.V.</b> 10, Abchurch Lane, E.C. 4A 01-408 8041 Tokyo Pacific Edge (Seaboard) N.V. Unit Trust 10, Abchurch Lane, E.C. 4A 01-408 8041	<b>United States Tr. Int'l. Adv. Co.</b> 10, Abchurch Lane, E.C. 4A 01-408 8041 United States Tr. Int'l. Adv. Co. Unit Trust 10, Abchurch Lane, E.C. 4A 01-408 8041	<b>World Wide Growth Management</b> 10, Abchurch Lane, E.C. 4A 01-408 8041 World Wide Growth Management Unit Trust 10, Abchurch Lane, E.C. 4A 01-408 8041
<b>Albany Fund Management Co. Ltd.</b> 10, Abchurch Lane, E.C. 4A 01-408 8041 Albany Fund Management Co. Ltd. Unit Trust 10, Abchurch Lane, E.C. 4A 01-408 8041	<b>Delta Group</b> 10, Abchurch Lane, E.C. 4A 01-408 8041 Delta Group Unit Trust 10, Abchurch Lane, E.C. 4A 01-408 8041	<b>King &amp; Shaxson Mgrs. (Jersey) Ltd.</b> 10, Abchurch Lane, E.C. 4A 01-408 8041 King & Shaxson Mgrs. (Jersey) Ltd. Unit Trust 10, Abchurch Lane, E.C. 4A 01-408 8041	<b>Nephean Int'l. Fund Mgrs.</b> 10, Abchurch Lane, E.C. 4A 01-408 8041 Nephean Int'l. Fund Mgrs. Unit Trust 10, Abchurch Lane, E.C. 4A 01-408 8041	<b>Tokyo Pacific Holdings N.V.</b> 10, Abchurch Lane, E.C. 4A 01-408 8041 Tokyo Pacific Holdings N.V. Unit Trust 10, Abchurch Lane, E.C. 4A 01-408 8041	<b>Tokyo Pacific Edge (Seaboard) N.V.</b> 10, Abchurch Lane, E.C. 4A 01-408 8041 Tokyo Pacific Edge (Seaboard) N.V. Unit Trust 10, Abchurch Lane, E.C. 4A 01-408 8041	<b>United States Tr. Int'l. Adv. Co.</b> 10, Abchurch Lane, E.C. 4A 01-408 8041 United States Tr. Int'l. Adv. Co. Unit Trust 10, Abchurch Lane, E.C. 4A 01-408 8041	<b>World Wide Growth Management</b> 10, Abchurch Lane, E.C. 4A 01-408 8041 World Wide Growth Management Unit Trust 10, Abchurch Lane, E.C. 4A 01-408 8041

### BASE LENDING RATES

Bank	Rate
Irish Banks Ltd.	9.4%
Portuguese Bank	10%
Antares Bank	10.5%
de Bilbao	11%
de Jerez	11.5%
de Cyprus	10.5%
de N.S.W.	10%
du Rhone S.A.	10%
Bank of Athens	10%
Bank of Greece	10%
Bank of Italy	10%
Bank of Spain	10%
Bank of Sweden	10%
Bank of Switzerland	10%
Bank of the Netherlands	10%
Bank of Belgium	10%
Bank of Luxembourg	10%
Bank of Liechtenstein	10%
Bank of Monaco	10%
Bank of San Marino	10%
Bank of Vatican City	10%
Bank of Andorra	10%
Bank of Gibraltar	10%
Bank of Jersey	10%
Bank of Guernsey	10%
Bank of the Channel Islands	10%
Bank of the Isle of Man	10%
Bank of the British Virgin Islands	10%
Bank of the Cayman Islands	10%
Bank of the Turks and Caicos Islands	10%
Bank of the Anguilla	10%
Bank of the Antigua and Barbuda	10%
Bank of the Barbados	10%
Bank of the Belize	10%
Bank of the Bermuda	10%
Bank of the British Honduras	10%
Bank of the Cayman Islands	10%
Bank of the Falkland Islands	10%
Bank of the Gibraltar	10%
Bank of the Guernsey	10%
Bank of the Jersey	10%
Bank of the Isle of Man	10%
Bank of the Montserrat	10%
Bank of the Nevis	10%
Bank of the St. Helena	10%
Bank of the St. Kitts and Nevis	10%
Bank of the St. Lucia	10%
Bank of the St. Vincent and the Grenadines	10%
Bank of the Trinidad and Tobago	10%
Bank of the Turks and Caicos Islands	10%
Bank of the Virgin Islands	10%

### NOTES

Prices do not include 5 premium, where applicable, and are in pounds unless otherwise stated. All prices are subject to change without notice. All prices are subject to change without notice. All prices are subject to change without notice.



On the boil in the background as members of the Council of Engineering Institutions sit down to-morrow night to celebrate the 10th anniversary of the granting of their Royal Charter is a row which could threaten the CEI's very existence. Kenneth Gooding explains the issues.

## Welding the right image

THIS HAS been a year of their lack of status in the community and reclamation for unity.

There is certainly confusion in the public's mind about the CEI, central body of Britain's most-powerful engineering bodies. The row has blown up on the eve of a banquet in London's Guildhall to mark the tenth anniversary of the granting of the CEI's Royal Charter and the end of Prince Philip's year of office as president.

During the year, the second-largest of the member institutions, the 30,000-strong Institution of Electrical Engineers, decided to quit, and there have been a number of calls for a Government inquiry into the future of the engineering profession.

This might appear to be a simple family quarrel, but there are important implications within it for Britain's future as a manufacturing country. It is generally agreed that U.K. manufacturers need to include a higher technological content in the products they offer the world if they are to compete with the developing countries.

### Flexible

The row has centred on plans to restructure the CEI to allow it to be more flexible in reacting to outside influences, to provide the professional engineers with a powerful voice when dealing with the Government, and to provide much more effective public relations on behalf of the profession.

What is at the back of it all, however, is the tremendous rift from the U.K. all the vacant frustration among younger engineers in particular about

more places have been taken up by overseas students.

Standards of entry have been lowered to attract more people to the engineering places and this has had its effect on the recruiting of people for technical courses. Boys who in the past would have been content with Higher National Certificate courses now find themselves eligible for a university place.

With obvious effects on the number of HNC candidates. Yet manufacturing industry needs this second strata of trained men as much as it needs the engineer with a degree.

There is a certain amount of concern among the older generation of engineers that the profession is not attracting first-rate people in enough numbers. And without first-class people the profession deserves and needs, the argument goes on. Instead, there may be just a terminable debate.

### Inward looking

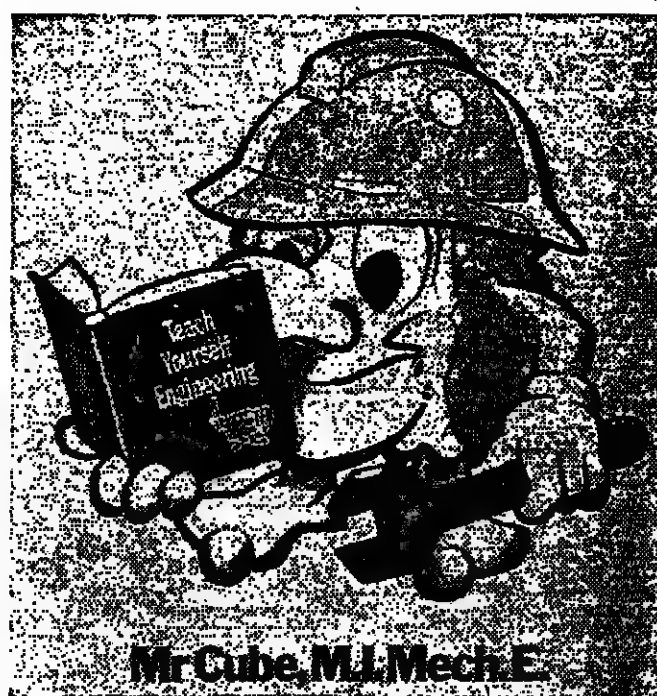
There are around 300,000 professional engineers in the U.K. They represent the country's second-largest profession, coming behind the teachers and just in front of the nurses. But the profession has tended to fragment into specialisation after specialisation and become very inward-looking.

The lack of a favourable "image" has played its part in keeping away many people who might have had an enormous contribution to make to the profession. For some years now the universities and polytechnics have not been able to attract enough students to fill their engineering courses. As a result, more and

### Chaotic

Their move was quickly followed by more pressure for a Government inquiry into the profession. Mr. Arthur Palmer, MP for West Bristol, renewed a previous appeal for an inquiry and said: "The decision by the IEE just emphasises again the chaotic state of the profession and strengthens the need for an inquiry." Mr. Palmer asked the Prime Minister for a broadly-based investigation which "would try to estimate the value of the engineer in modern society."

Mr. Wilson did not accede to the request. At the CEI Professor John Coates, its chairman, made the point that any Government inquiry would probably come to the conclusion that what the profession needed was something like the CEI perhaps with some kind of statutory backing. In that case, why not let the CEI go on for a while and see what it could achieve under its new rules? The Prime Minister, he said, had accepted that argument; he said that it would be "premature" to set up an inquiry and asked Mr. Eric Varley, the Secretary



Mr. Cube as engineer—no welcome from the professionals.

for Industry, to "keep in close touch with the situation."

Professor Coates remains optimistic. He is sure the CEI can survive, do a good job of public relations for the profession and attract the Electricals back to the fold.

Six out of ten of the 200,000 engineers represented by the 15 member institutions do not belong to trade unions. Traditionally, they have prided themselves on providing a necessary link in the chain between (unionised) shop floor employees and management. But this stance has seen the professional engineers losing out in the pay packet as well as in status.

Now that the Employment Protection Act is with us and the Trade Union and Labour Relations (Amendment) Bill probably soon will be, the CEI has decided—and said last week in a clear voice—that it is now time for professional engineers to join a trade union.

Meanwhile the Electricals have pressed on and produced more proposals for the reorganisation of the profession. These have gained the active support of the Mechanicals—but so far not the rest of the CEI membership. Under them the profession would have a four-handed structure which would include, as the "image" building organisation, a "Corporation of Chartered Engineers." It is suggested that this should include representatives from the Department of Industry, the Department of the Environment, other appropriate Government departments or education bodies, the CEI and the TUC.

## Income Plan and Annuity Rate

**SAVE & PROSPER THREE-YEAR GUARANTEED INCOME PLAN**  
From 11 February 1976, the current rate on this Plan, which is available only to holders of maturing Save & Prosper Two-Year Guaranteed Income Bonds, will be 8% net of basic-rate tax (equivalent to 12.31% gross). Income will be payable half-yearly. The availability of this rate will depend on the general level of rates and we reserve the right to change or withdraw the Plan notice.

**LIFETIME INCOME PLAN**  
With effect from 9th February 1976, the rates on this Plan are amended as follows: currently 9% (net of basic-rate tax at 35%) each year for the first ten years. The table below shows the net annual payment from year 11 onwards (net of basic-rate tax at 35%) for various ages at outset, assuming payments are payable half-yearly in arrears and a purchase price of £1,000.

Age at start of plan	Men	Women	Age next birthday when contribution is made	Fixed ann payable advance for a year
66	145.50	—	20	1,607.2
67	150.01	—	25	1,120.1
68	154.38	—	30	780.1
69	160.34	—	35	543
70	165.98	—	40	378
71	172.13	148.27	45	209
72	178.61	154.45	50	255
73	185.72	160.11	55	186
74	193.28	166.02	60	121
75	201.60	172.32	65	—
76	210.51	179.15	70	—
77	219.55	186.71	—	—
78	228.41	194.80	—	—
79	238.84	203.67	—	—
80	250.77	212.86	—	—
81	262.42	222.51	—	—
82	274.83	232.74	—	—

Offers already made to holders of maturing Two-Year Income Bonds before 9th February 1976 will be accepted at the previous rates.

Save & Prosper Group  
4 Great St. Helena, London EC3P 3EP.  
Telephone: 01-531 7501 (Professional advisers)  
01-551 8859 (Customer Services).

### SAVE & PROSPER GROUP

## LLOYDS BANK BASE RATE

Lloyds Bank announces that with effect Monday, 9th February, 1976, its Base Rate for is reduced from 10% to 9½%.

The rate of interest allowed on seven-day Deposit accounts and Savings Bank accounts will be a decrease of ½%.

**Lloyds Bank**

## L.B.I. Base Rate

Lloyds Bank International Limited announces that, with effect from 9th February, 1976, its

Base Rate, applicable to all its U.K. branches, is reduced from 10% to 9½%

The rate of interest allowed on seven-day notice deposits will be 5½%

**LLOYDS BANK INTERNATIONAL**  
40 Old Queen Victoria St., London EC4A 3EL. Tel: 01-248 9822



## BARLOW RAND LIMITED

Closing date for applications to The Ameshoff Group to purchase ordinary shares in Barlow Rand Limited.

Ordinary shareholders of Barlow Rand Limited are reminded that the closing date for receipt of applications to purchase Barlow Rand Limited ordinary shares in terms of the invitation issued by The Ameshoff Group is 16.30 on 5 March, 1976. Postal applications, date stamped by the Post Office 5 March, 1976, will be accepted up to 16.30 on 10 March, 1976.

W. C. Warriner, Group Secretary 7 February, 1976.

## STEINBERG GROUP LIMITED

Interim Report  
6 months to September 30, 1975

	8 months to 30.9.75	30.9.74	Year to 30.9.75
Group Turnover	7,487	6,073	12,783
Group Operating Profit	15	391	628
Estimated Taxation	10	205	347 (actual)
Profit after taxation	5	186	281
Minorities	1	—	—
Profit before extraordinary items	4	186	281
Less extraordinary items	32	41	132
(Loss)/Profit after extraordinary items	(48)	145	149
Dividends (0.32p per share)	(37)*	(42)	(115)
(Loss)/Profit to reserves	(85)	103	24

\* After waivers by the Chairman

Earnings per share 0.0205p 1.4291p 2.1445p  
The figures include trading losses in Pell of Norwich Ltd up to the date of closure of the footwear division, terminal losses are shown as extraordinary items.

As forecast, the Norwich based handbag divisions have been restored to profitability. Earlier indications of maintained profitability in the Wholesale and Retail Clothing divisions were not sustained and results were seriously affected by extremely difficult trading conditions; consequently substantial provision has been made for potential losses on stockholdings. Adverse conditions have continued since September and figures for the period to March 1976 will undoubtedly be affected. Measures taken are expected to restore profitability for 1976/77 and in view of the financial strength of the Company and the fact that the current difficulties are seen as short term, the Directors have decided to maintain the level of interim dividend at 0.32p per share payable on April 7th 1976 to shareholders on the register at the close of business on March 5th 1976.

## Coutts & Co

Coutts & Co. announce that, for balances in their books on and after the 9th February 1976 and until further notice their Base Rate for lending is 9½% per annum. The Deposit Rate on all monies subject to seven days' notice of withdrawal is 5½% per annum.



## Caplan Profile Group Limited

	1975	1974
Group Turnover	£2,719,105	£2,951,885
Profit before Tax	£463,305	£618,429
Profit after Tax	£204,791	£286,951
Earnings per share	6.83p	9.57p
Dividends per share	4.29p	4.02p
Dividend Cover	1.59	2.38
Assets per share	49.24p	42.39p

The Chairman, Mr. Ian Caplan, states: I am convinced that your Company will successfully continue the growth pattern established in the past... we have adequate facilities to complete all current expansion activities.

**Dividends**  
The Board have recommended that the final dividend be increased by the maximum permissible to 2.79p per share net of tax, which, together with the interim dividend paid on 25th July, 1975 of 1.5p per share, makes a total of 4.29p per share for the year.

**Office Equipment Division**  
The fall-off in capital investment programmes of industry in general had a very serious effect on the market for office equipment products, which experienced a rapid decline during the early part of 1975. The effects of the reduction in direct demand were compounded by the simultaneous de-stocking process embarked upon by the office equipment dealers. There is now evidence that this process has been virtually completed as demand is

reverting to a more regular pattern and there are significant signs that the worst is now over.

**Plastics Division**  
As a contrast to the previous year, the plastics division enjoyed a very buoyant market and, as a consequence, increased turnover by nearly 60 per cent, and profits before tax by approximately 45 per cent.

In my last Annual Statement, I referred to a joint venture with Gesco Distribution Limited, of Canada. I am pleased now to be able to report that a freehold factory of approximately 16,000 square feet on a 1.89 acre site has been purchased in Pickering, Ontario, some 30 miles east of Toronto and that a fully-automated five-machine installation is near completion. Our initial marketing activities lead us to believe that the new Canadian company Profile Expanded Plastics Limited will

ultimately meet with the same success as its U.K. counterpart. Through the good offices of our Canadian partners, the Company has obtained a very substantial Government loan on advantageous terms and also exemption from the extra property tax which foreign companies are normally bound to pay when purchasing freehold property in Canada. These two concessions will be of enormous assistance to the new Company, and will reduce the cost to your Group of this investment.

**Current Trading**  
Overall the current trading situation is a little in excess of the same period last year. The demand for the products of the plastics division remains strong and whilst the current situation of the office equipment division is far from satisfactory, there are signs of a return to reasonably normal trading.

## W. R. GRACE & CO.

W. R. GRACE OVERSEAS DEVELOPMENT CORPORATION  
NOTICE OF CONVERSION  
PRICE ADJUSTMENT  
An adjustment in the conversion price with respect to the £10 Guaranteed Subordinated Debentures Due 1983 of W. R. Grace Overseas Development Corporation (which have been assumed by W. R. Grace & Co., Ltd.) has been made, effective the close of business on January 2, 1976. Such Debentures are convertible into shares of W. R. Grace & Co. Common Stock, and the adjusted conversion price is 857 3/32 principal amount of such Debentures for each share of W. R. Grace & Co. Common Stock.

W. R. GRACE & CO.  
5, B. I. Boulevard, Jr.  
New York President and Treasurer

## LIBRA BANK LIMITED

### EXTRACT FROM AUDITED ACCOUNTS

	Year ending 31st Dec. 75	Year ending 31st Dec. 74
SHARE CAPITAL AND RETAINED PROFITS	9,187,019	7,356,147
DEPOSITS	148,100,212	130,895,147
CASH, AT BANKS, MONEY AT CALL AND SHORT NOTICE, CD'S	44,742,071	32,013,309
LOANS - MATURING WITHIN ONE YEAR	39,671,629	18,823,571
LOANS - MATURING AFTER ONE YEAR	89,429,638	71,689,711
TOTAL ASSETS	172,511,747	142,571,005
PROFIT BEFORE TAXATION	3,021,754	1,951,341
PROFIT AFTER TAXATION	1,600,874	1,000,690

Shareholders:  
The Chase Manhattan Bank, N.A. The Royal Bank of Canada National Westminster Bank Limited  
Swiss Bank Corporation Wardslaw & Co. Ltd. The Mercantile Bank, Limited  
Banco de Comercio S.A. Banco Itaú S.A. Credito Italiano S.p.A. Banco Espanol de Comercio de Lisboa

1 London Wall, London EC2Y 5DN

Bogota, London, Mexico City, New York, Sao Paulo

This announcement appears as a matter of record only.

**Camco, Incorporated**  
**\$3,250,000**  
**Convertible Subordinated Debentures due 1986**  
**and**  
**400,000 shares of Common Stock**

The undersigned represented the purchaser, Midharst Corporation, a subsidiary of S. Pearson & Son, Ltd., in connection with the purchase of these securities.

**LAZARD FRÈRES & Co.**

February 4, 1976















ALAN RIDING reports from Guatemala City, Feb. 8

## Panic grows with new 'quake

GUATEMALA'S earthquake disaster continues to grow in magnitude and horror.

Every day more towns and mountain villages are found devastated by last Wednesday's wave of destruction, while the capital's population is kept in near-panic by the continuing strong earth tremors.

"Is this what the end of the world is like?" one woman asks. Like hundreds of thousands of other Guatemalans—even those whose homes are still standing—she sleeps out of doors as a precaution against another quake.

A particularly fierce tremor rumbled through the capital last Friday, sending people running through the streets in fright.

"This could mean the beginning of a new series of earthquakes," an American geologist said solemnly.

Death toll

To-day, another chain of quakes—the third—shook parts of Guatemala, making buildings in the centre of Guatemala City sway, and causing more damage.

The latest tremor heavily damaged the city's psychiatric hospital, where patients left the premises in the confusion.

Few open spaces are uninvaded

by families improvising tents of sheets and coloured blankets, mothers and children huddle around fires at night to keep out the cold mountain air. Most towns and villages within a

radius of 50 miles of the capital have already been reduced to rubble.

With towns cut off by landslides and many bodies still buried, the death toll is impossible to know.

The President's office put the death toll at more than 7,000, but the National Emergency committee, later set the figure at over 12,000.

For an eye-witness, the tragedy becomes real through a series of shocks: old mattresses and cheap cooking utensils lie scattered down a ravine where a landslide carried away stumps.

A 15-year-old Indian girl says calmly that her baby brother was born on Tuesday and died on Wednesday; the telegraph

office is the only building left standing in a town of 5,000 people.

Family groups silently queue at a cemetery to bury their dead in little home-made coffins; more

My baby brother was born on Tuesday and was killed on Wednesday" says a little Indian girl. . . . A woman screams: "The earthquake killed my daughter" . . . Silently, families queue to bury their dead in little home-made coffins.

than 1,000 badly-wounded people lie crowded on beds and mattresses in the gardens of a damaged hospital; a woman, screaming that her daughter has died.

The main obstacle to mounting an effective nationwide relief operation so far has been the lack of information about the damage and needs in the countryside.

In the northern part of Guatemala City, where poor families lived 10 to a room, many of the brightly-painted adobe houses have been reduced to rubble. Facades are still standing, but all around, homes are no longer habitable.

Water and food are now being distributed in bare-minimum

rations. The continuing tremors, however, pose a danger to people living in damaged buildings, and the Government is contemplating evacuating the entire zone.

The Government estimates it must feed 250,000 people in the capital for at least 30 days, and permanently re-house 100,000 whose homes cannot be saved.

In the countryside, the situation is still almost as it was a few hours after the earlier disasters. A long list of towns and villages in the provinces of Chimaltenango, Sacatepequez, Guatemala, El Progreso, Zacapa and Alta Verapaz have been partially or totally destroyed.

In San Martín Jilotepeque, 1,200 of the 4,500 inhabitants died. In the town of El Progreso, more than 600 people, including Governor Edmundo Oliva Aguirre, were killed.

In other villages, where helicopters have merely touched down, disaster teams have been

able to take only a cursory look at the damage, but no aid has arrived.

The affected area is large (15,000 square miles), and populous (210,000 inhabitants), and innumerable landslides have cut most roads out of the capital.

Even the 30-mile highway to the former capital of Antigua is impassable. A convoy of lorries carrying an entire U.S. field hospital reached Chimaltenango on Friday after making a detour, but new landslides have turned back other vehicles carrying supplies.

Helicopters

Eight U.S. Army Chinook helicopters should arrive this week, bringing in supplies and taking out the wounded, but, until the roads reopen, only the most desperate cases can be treated. Many with broken limbs may die to wait days or even weeks for attention.

In Guatemala City itself, many modern cement buildings have become so unsafe that they must be demolished.

The country's main export crops—coffee, sugar and cotton—have been unaffected, however, while the domestic food marketing system should be operating again within one month.

THE LEX COLUMN

## Fresh turn to the Newman affair

The Newman Industries affair took a bizarre twist over the weekend. Late on Friday, evening, the company issued a statement claiming that a draft report prepared by Schroders and Mr. J. Harman QC on last August's acquisition of certain investments and liabilities from Thomas Poole and Gladstone had come to the conclusion that "it was not unreasonable for the Board of Newman to have recommended the transaction to shareholders."

But there were two unsettling features about the statement. First, it concluded with the news that Mr. Angus Murray, the non-executive director who brought the affair into the public eye in the first place, had "ceased to be a member of the Board."

Mr. Murray claimed yesterday that he had been removed from the Board against his will.

Secondly, the statement could be read as though it were intended to be the last word on the subject. No mention is made of a final report, as opposed to a draft, or of when full details will be circulated to shareholders.

The deal with TPG, which has a 25 per cent. holding in Newman and shares the same chairman and deputy chairman, was approved by shareholders last July in the face of active opposition led by the P.M.

A second proposal, whereby Newman would have acquired a block of shares in TPG from Strongpoint (a private company owned by the chairman and his deputy) was adjourned, and Newman declared that it would not be voted on until "Schroder Wagg's report is in shareholders' hands."

But this condition does not now apply, since Newman no longer intends to go ahead with the Strongpoint deal. TPG shares were suspended last autumn at 39p, against the 10p per share which Newman proposed to offer.

Mr. Murray claims that a Board meeting on Friday afternoon he refused to endorse the statement because he had only seen one sentence extracted from the draft report, and that he then declined an invitation to resign since he would have preferred to remain a director at least until the Schroder report was published. Thereupon, according to Mr. Murray, he was unanimously voted off the Board by his fellow-directors.

The Newman affair raised a great deal of heat last summer, (accounting for over a half of all losses), where the operating ratio is expected to

money, they raised a number of extremely sensitive issues—including the role of non-executive directors, and the responsibilities of institutional shareholders. Last Friday's statement declared that "every resource

have deteriorated by points to 114 per illustration of the pr been the announc Government Employ ance, an auto special final quarter 1975 ur losses were \$65m. as While this is pr extreme example from its reserving there are only now b be signs of a turn fo try as a whole, l increases have bee through recently— perhaps 20 per ce annually—but this is years of virtually no double-edged impac spread of no-faults with an increase severity, and a ris repair costs of a sixt pact car in 1975 alo

Even though a number of states granting rate increas summer, there is of before they come int their impact is any over 12 months, a come up. So the recovery is unlikely through fully until half of the year. C U.S. Insurance Servic estimated that rate i 1975 in the main mo and liability lines al lifted earned premiur cent. last year at increase them by 17. in 1976.

General Accident volved in the auto s accounts for about 4 of its U.S. premiur while both Commar and Royal have just cent. from motor bus though both G.A. and ported sizable "m losses in the U.S. al month stage, there w a stabilisation and should be coming th quickly at the Royal the earlier improv general liability after increases a year ago. Commercial Union much the enigma an of the most of a major outbursts, so it is show a significant rec of later in 1976. Altho losses of most of the other expected to show t whole—a rise of n have also been revised upwards, quarter-time agains the main problem in the U.S. gain of 45 per cent. ac has been in private automobile brokers Wood Mack

can now be concentrated upon pursuing the many opportu nities open to the Newman group." But before that happens, shareholders are entitled to a great deal more information.

W.S. Underwriting

Early indications of the results from the U.S. non-life companies confirm the steadily more pessimistic view being taken throughout the past 12 months on the side of the underwriting losses of the seven major U.K. composites. In what is likely to have been the U.S. property and casualty business's worst year, total losses are estimated to have risen by over 60 per cent. to \$4.2bn. or a combined operating ratio of 107.8 per cent., according to A.M. Best and Co.

The continued deterioration has meant that estimates of the U.K. companies' 1975 results have switched from a projected improvement of possibly £30m. last summer to forecasts now of an increased loss of around £25m., with a steady downgrading also of the extent of the recovery forecast for 1976.

The particular problems of the Commercial Union, where world-wide underwriting losses are expected to have increased by about \$54m. last year, overshadow these estimates, of course, though the projected losses of most of the other companies with big U.S. earnings gain for the interests (apart from the Royal) have also been revised upwards, quarter-time against the main problem in the U.S. gain of 45 per cent. ac has been in private automobile brokers Wood Mack

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## Barcelona riot police lose control as Catalans take to the streets

By Roger Matthews

RIOT POLICE temporarily lost control of parts of central Barcelona to-day as tens of thousands of demonstrators took to the streets on foot and in cars to demand a general political amnesty and autonomy for the Catalan region.

For five hours the main streets of Spain's second largest city echoed to the noise of police firing volleys after volleys of tear gas, smoke bombs and rubber bullets and the rhythmic sound of the chant—"Amnesty, Liberty and Autonomy."

Dozens of people were arrested and others injured during police baton charges. Several times police smashed motorists' windshields with rifle butts, hauled out the occupants and clubbed them.

Repeatedly, the main avenue of Paseo de Gracia and surrounding streets were totally choked by demonstrators' cars allowing the Catalan national flag to be paraded. Thousands grouped on street corners to take up the

chant. As soon as police dispersed one group of demonstrators, another formed and at times there were six or more simultaneous centres of action. Although large police contingents had been called in, they were at times forced to watch helplessly as the demonstrators taunted them and then made off.

Police chased groups into churches, bars and one five-star hotel. Later officers were also deployed on rooftops from where they hurled tear-gas and smoke bombs. In other areas, mounted squadrons were in action with water cannon.

According to many Catalans, to-day's protest was the biggest the city had witnessed since the Civil War. It was called by the Catalan Assembly, which brings together the leaders of various cultural, district and semi-political organisations but was also tacitly backed by most opposition parties ranging from

extreme Left to centre Right. The sense of Catalan nationalism was tangible with people in middle-class areas of the city coming out on their balconies to cheer and wave white handkerchiefs to the demonstrators. On several occasions smoke bombs, either intentionally or through bad aim, crashed into flats.

Unlike Madrid, the Barcelona demonstrators obviously feel that the bulk of the population is on their side and they are able to take refuge in apartments when surrounded by police.

To-day's show of anti-Government feeling, coupled with last Sunday's demonstration, clearly brings Catalan regionalism to the forefront of the problems facing the Government of King Juan Carlos.

With special buses bringing in many hundreds from outlying areas, the degree of unity between the demonstrators was maintained as long as the regime set itself against moves towards

Catalan autonomy and more rapid political liberalisation. Sr. Fraga, tribune, is sure to come under renewed fire from hard-liners for ordering the police to use mild tactics that had been employed during General Franco's rule. The hard-liners may also point to the fact that several hundred leaders of the illegal workers' commissions were able to hold a police meeting without police interference.

Nor is the Minister of Information punishing newspapers for reporting such meetings. However the Government has partly defused one potential point of violent conflict by substantially amending the anti-terrorist law, introduced last summer. The death penalty will no longer be obligatory for people convicted of killing police officers, nor will they have to be tried by summary court-martial.

At the same time, those earning above \$5,000 a year will suffer severely from the falling real value of the lower rate pay bands.

A further argument for such a strategy has emerged in recent weeks with Mr. Jones's insistence that a new pay deal should be offered to match an equal percentage increase in the thresholds for the various rates of income-tax.

The effect would be particularly beneficial for the low-paid, and the offer might thus appeal to Mr. Jack Jones, general secretary of the Transport and General Workers' Union, and his sympathisers. An adjustment of tax thresholds, which could be represented as a partial adjustment for past inflation, would have the effect of ensuring that those higher up the pay scale would get more benefit even from a partially flat-rate pay policy.

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## China's new Premier may be more than stopgap

By Colina MacDougall

HUA KUO-FENG, member of the Communist Party's politburo and, since January, 1975, a vice-premier, has been appointed China's Acting Premier.

The news was printed prominently yesterday on the front page of the official Peking paper, the People's Daily.

Although it is still not clear whether his appointment is only temporary, the move suggests that it is an important political move and that he may therefore be more than a stopgap.

Not confirmed

Although Hua's appointment may be better justified by party leaders who some observers in Peking believed to have been meeting last week, it does not appear to have been confirmed by the National People's Congress, which constitutionally should appoint the Premier.

That Hua should succeed to the job rather than Teng Hsiao-ping, who was unofficially acting as Premier last year while the late Chou En-Lai was in hospital, comes as a surprise.

However, Teng's support in the early 1960s of policies later condemned as revisionist, and his disgrace during the Cultural Revolution, when he was attacked as China's "Number Two Capitalist-roader," may still count against him despite his rise to high party office since 1974.

The People's Daily article last Friday, ostensibly about educational changes, attacked "unrepentant capitalist-roaders" who, though criticised and repudiated during the Cultural Revolution, still refused to reform.

Importance

Recent emphasis in the Press has been on putting politics ahead of the economy. The important New Year editorial in the People's Daily noted that Chairman Mao's "latest instruction" stressed the importance of class struggle, putting it ahead of "stability, unity, economic construction and all other work."

It still remains possible, however, that Teng, who for many years was the Secretary-General of the Communist Party, is destined to be chairman when Mao Tse-tung finally leaves the scene. The prominence he has had during the past year suggests that in some quarters he commands a great deal of support. If so, this would account for the appointment of Hua.

—all of which are complex and sometimes of a secret nature. —Hu can point to its "hand-off" agreement with the Government which has applied since it was nationalised, in arguing its case for the continuation of a "financial holding" type of relationship.

Neither Ferranti nor Alfred Herbert, for example, can call on such precedent, but the non-executive chairman of Herbert, Mr. John Buckley, is understood to claim a clear understanding with Lord Ryder that the Herbert Board will be very much in charge, and free to make its own decisions.

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## Rail unions warn over fare rises

By Our Labour Correspondent

RAIL UNION leaders have stepped up their campaign to persuade the Government to maintain the rail network at roughly its existing size and withhold further fare rises which they fear could drive away more passengers.

Mr. Sid Weighell, general secretary of the National Union of Railwaymen, the largest of the industry's three unions, warned the Labour Party at the week-end not to take the rail unions for granted nor underestimate the "electrification consequences of a discriminatory attack on rail users."

Special grants

In a speech to NUR members in Newcastle, Mr. Weighell stressed his union's annual contribution to the Labour Party, presently running at about £30,000, and the £80,000 of special grants to the party's 1974 election funds.

He later made it quite clear, though, that the unions were not threatening to withdraw financial support for the party and said the NUR were considering making additional funds available.

This stance was strongly supported by Mr. Tom Bradley, president of the Transport and General Workers' Association, who is also Labour Party chairman. He said any moves to reduce financial support would be "counter-productive to the unions' efforts to persuade Government to democratic means to preserve our railway network."

Reaction

Mr. Weighell's message was basically that rail passengers—hit by fare increases of over 50 per cent. last year and now facing further 10-17 per cent. rises next month—may well in consequence react against the Labour Party in the next election.

His aim is clearly to influence Government thinking before final decisions are taken on the transport policy review, which is expected to be published in about six weeks' time.

The unions fear the Government will not grant sufficient subsidy to the BR Board and so make fare increases inevitable. Before then, however, the rail unions are to have further talks with Mr. Anthony Crosland, the Environment Secretary, and with the British Rail Board.

## Treasury plan on 'fiscal drag' may be used in new pay talks

By Anthony Harris

A TREASURY plan first drawn up last year during the talks on the first round of pay restraint may have a part to play in the negotiations now going on with the trade unions for Stage Two. This would involve adjusting tax thresholds so that an agreed percentage increase need not be reduced by the operation of "fiscal drag."

Mr. Denis Healey, Chancellor of the Exchequer, is known to be anxious to reach final agreement with the unions before he presents his Budget on April 6, so that any income tax changes agreed could be made in due time.

While Treasury officials have always been rigorously opposed

to any commitment to the indexation of the tax system, this approach would involve no firm commitment for the future and would be offered to match the achievement of an agreed policy objectives.

At its simplest, such an agreement could take the form that any agreed percentage pay increase would be matched by an equal percentage increase in the thresholds for the various rates of income-tax.

The effect would be particularly beneficial for the low-paid, and the offer might thus appeal to Mr. Jack Jones, general secretary of the Transport and General Workers' Union, and his sympathisers. An adjustment of tax thresholds, which could be represented as a partial adjustment for past inflation, would have the effect of ensuring that those higher up the pay scale would get more benefit even from a partially flat-rate pay policy.

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## Weather

U.K. TO-DAY

BRIGHT spells. Some rain. London, E. Anglia, Midlands, Channel, S.E. Cent. S. E. Cent. N. England.

Dry, then cloudy with rain. Fog patches clearing. Wind S. light, becoming fresh or strong. Max. 11C (52F).

Wales, Lakes, I. of Man, S.W. and N.W. England, Glasgow, Argyll, W. Scotland, N. Ireland. Rain. Wind S. fresh or strong, with gales in exposed places. At first, moderating later. Max. 11C (52F).

N.E. England, Rest of Scotland. Rain. Wind S. fresh or strong, perhaps gale. Max. 9C (46F).

Outlook: Showers in N. Lighting-up: London 17.32, Manchester 17.36, Glasgow 17.38, Belfast 17.47.

BUSINESS CENTRES

	Y-day	Mid-day	Y-day	Mid-day
Algeria	12	27	Madrid	12